Karen Johnson Davidson County
Batch# 682680 DEEDQC
07/23/2021 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099188

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Rachael Franks Larry Steven Franks 3624 Lime Valley Bridge Road Thompsons Station, TN 37179	New owner	072-10-1A-115.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Harpeth Development, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto, **Rachael Franks and Larry Steven Franks, wife and husband,** their successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, Unit A3022, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, 20161121-0122822 and 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim deed from The Park at Five Points, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0051057 Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on June 11, 2014.

This is improved property known as 1118 Litton Ave. #318, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21 day of of July, 2021.

Affiant

My commission expires: 05-05-25
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21st day of July, 2021.

Harpeth Development, LLC, a Tennessee Limited Liability Company

Rachael Franks

Rachael Franks, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Rachael Franks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Harpeth Development, LLC, a Tennessee limited liability company, and that she, as such Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 day of July, 2021.

Notary Public

My Commission Expires: 04-05-25

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/21/2021 (date of document).

Affiant Signature

07/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025