Karen Johnson Davidson County
Batch# 764851 DEEDQC
12/01/2021 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0159322

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Real Estate Settlements & Escrow, LLC
6 Reservoir Circle, Suite 203, Baltimore, MD 21208

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Andrew L. Franklin	**Andrew L. Franklin**	94-1-332.00
809 South 14th Street	**809 South 14th Street**	
Nashville, Tennessee 37206	**Nashville, Tennessee 37206**	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ANDREW L. FRANKLIN, widowed-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ANDREW L. FRANKLIN, an unmarried man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 809 South 14th Street, Nashville, Tennessee 37206, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land is Davidson County, Tennessee, being Lot no. 62, on the Revised Plan of Shelby Heights Section 1 as of record in Book 2330, Page 171, Register's Office for said County.

Said Lot No. 62 fronts 60 feet on the easterly side of South 14th Street and extends back 157.8 feet on the southerly line and 160.4 feet on the northerly lien to a dead line measuring 60.1 feet thereon.

Tax ID No.: 94-1-332.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20010704-0071380, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 809 South 14th Street, Nashville, Tennessee 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of Sept, 2021.

Andrew L Franklin
ANDREW L. FRANKLIN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANDREW L. FRANKLIN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 30 day of September, 2021.

Sheila D Ewing-Agnew
Notary Public
My Commission expires: 3.25.2025

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

Andrew L. Franklin
ANDREW L. FRANKLIN

Subscribed and sworn to before me this 30 day of September, 2021.

Sheila D Ewing-Agnew
Notary Public
My Commission expires: 3.25.2025

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Moe KAZIN, 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 September 30, 2021 (date of document).

Affiant Signature

September 30, 2021
Date

State of MARYLAND

County of BALTIMORE

Sworn to and subscribed before me this 30th day of September, 2021.

Nancy E. White
Notary's Signature

MY COMMISSION EXPIRES: 5/11/2023

NOTARY'S SEAL

NANCY E. WHITE
Notary Public-Maryland
Baltimore County
My Commission Expires
5/11/2023