Karen Johnson Davidson County
Batch# 770988 DEEDQC
12/09/2021 10:39:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211209-0163253

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Michael E. Franklin and
Kathleen F. Franklin, Co-Trustees
Franklin Family Revocable Living Trust
1807 Shackleford Road
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
131 03 0 148.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael Edward Franklin and wife, Kathleen F. Franklin**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Michael E. Franklin and Kathleen F. Franklin, Co-Trustees, Franklin Family Revocable Living Trust Agreement dated December 3, 2021** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Nashville, Davidson County, Tennessee, being a part of the tract shown "For Future Development" on the Plan of Birdhaven Subdivision, of record in Book 1130, Page 30, Register's Office of Davidson County, Tennessee, described according to a survey made thereof February 18, 1981 by James A. Hamilton, Jr., Engineer, as follows:

Beginning at a concrete monument in the southerly margin of Shackleford Road at the northwesterly corner of the property conveyed to Clarence L. Schmidt, et ux, Nina W. Schmidt, by deed from Marguerite H. Bates, of record in Book 3895, Page 693, said Register's Office, said point being 25.0 feet from the original center line of said road and being westwardly 16.12 feet, and continuing at right angles northwardly 10.0 feet and continuing westwardly 69.38 feet from a point in the westerly line of Lot No. 1, Neil Hunt's Subdivision, of record in Book 974, Page 19, said Register's Office, said point being 35 feet from the original center line of said road, now widened;

Thence with Schmidt's westerly line southwardly 117.86 feet to a concrete monument in the northerly line of Lot 14, said Hunt's Subdivision, said monument being 85.0 feet westwardly from the westerly line of said Lot No. 1, said Hunt's Subdivision as measured along the northerly line of Lots 13 and 14, said Hunt's Subdivision;

Thence with the northerly line of Lots 14 and 15, said Hunt's Subdivision, westerly 80 feet to a concrete monument;

Thence northwardly 123.5 feet to a concrete monument in the southerly margin of Shackleford Road, said monument being 25 feet from the original center line of said road;

Thence with the southerly margin of said road eastwardly 80.5 feet to the point of beginning.

Being the same property conveyed to **Michael Edward Franklin and wife, Kathleen F. Franklin**, by Warranty Deed dated January 29, 1990, from **Samuel H. Shannon and wife, Alice N. Shannon**, recorded in Book 8039, Page 34, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Michael Edward Franklin and **Michael E. Franklin** are one and the same person.

This is improved property known as: **1807 Shackleford Road, Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 3rd day of December 2021.

Michael Edward Franklin

Kathleen F. Franklin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Michael Edward Franklin**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December 2021.

Notary Public

My Commission Expires:
9/16/2023

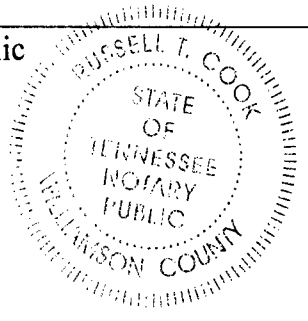
RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kathleen F. Franklin**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December 2021.

Notary Public



My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Kathleen F. Franklin
Affiant

Sworn to and subscribed to before me, this the 3rd day of December 2021.

Notary Public

My Commission Expires:
9/16/2023

