THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

Karen Johnson Davidson County
Batch# 819124 DEEDQC
03/10/2022 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027767

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 25th day of February, 2022.

Notary Public
My Commission Expires: 5-14-25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Justin Franks and Wylie P. Franks 3610A Woodmont Blvd Nashville, TN 37215	New Owner	117050I00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Encore Construction, LLC, a Tennessee limited liability company** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Justin Franks and Wylie P. Franks, husband and wife** (Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of THE TOWNHOMES AT 3610 WOODMONT BOULEVARD, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20201116-0134864, Register's Office for Davidson County, Tennessee, reference to which is hererby made or a more complete description.

Being a portion of the same property conveyed to Encore Construction, LLC, a Tennessee limited liability company by Warranty Deed from Yvonne H. Justis, a single person, of record in Instrument No. 20200903-0100984, Register's Office for Davidson County, Tennessee, dated September 3, 2020 and recorded on September 3, 2020.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 3610B Woodmont Blvd, Nashville, TN 37215.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 25th day of February, 2022.

GRANTOR(S):

Justin Franks

Wylie P. Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of February, 2022, before me personally appeared Justin Franks and Wylie P. Franks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of Encore Construction, LLC , the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of February, 2022.

Notary Public

My Commission Expires: 9/8/25

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 3-25-22, 2022.

Affiant
Date: March 2, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of March 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY