QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 823584 DEEDQC
03/17/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220317-0031090

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wylie Franks and Justin Franks	**Owner**	
(NAME)	(NAME)	
3610A Woodmont Blvd		117050I00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED **ENCORE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY Wylie Franks and Justin Franks, wife and husband, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. B 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 hereby made or a more complete description.

Being part of the same property conveyed to Encore Construction, LLC, a Tennessee limited liability company by Warranty Deed dated 09/03/2020 from Yvonne H. Justis, a single person, of record in Instrument 20200903-0100984, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand (s) this the 22 day of February, 2022.

Encore Construction Company, LLC

By:

Justin Franks, Member

Wylie Franks, Member

STATE OF
COUNTY OF

On this the 22nd day of February, 2022, before me personally appeared Justin Franks and Wylie Franks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Members of Encore Construction Company, LLC, the within named bargainor, a limited liability company, and that he/she as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd 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 3-22, 2022.

Affiant
Date: March 1, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of March 2022.

Notary Public

My Commission Expires: 5/5/25

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY