Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 938448 DEEDQC
11/07/2022 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221107-0119469

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Melanie Emberg Franklin 1048 Beech Grove Road Brentwood, TN 37027	New Owner	160-14-0-B-00100CO
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Melanie Emberg Franklin v. Jeremy Paul Franklin**, Williamson County Chancery Court, Case No. 22CV-51166J. Accordingly, **Jeremy Paul Franklin**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Melanie Emberg Franklin (a/k/a Melanie Dawn Emberg),** her heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5701 of the 2nd Revision Brentwood Trace Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Plan of record in Book 5200, Page 261, Register's Office for said County, to which reference is hereby made for a more particular description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed to Melanie Dawn Emberg, unmarried, by Warranty Deed from Jonathan K. Weaver, unmarried, dated May 31, 2007, and recorded on June 5, 2007, in Instrument No. 20070605-0066955, Register's Office for Davidson County, Tennessee.

This is improved property known as 5701 Brentwood Trace, Brentwood, Tennessee 37027. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of November, 2022.

Grantor:

JEREMY PAUL FRANKLIN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JEREMY PAUL FRANKLIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2022.

NOTARY PUBLIC

My commission expires: 01/25/2026

KELSEY HUNTER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Melanie Emberg Franklin v. Jeremy Paul Franklin**, Williamson County Chancery Court, Case No. 22CV-51166J, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 1st day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 01/25/2026

KELSEY HUNTER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **November 1, 2022**.

Affiant Signature

11/1/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

