Karen Johnson Davidson County
Batch# 960216 DEEDQC
01/11/2023 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230111-0002357

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22589484
72900341-8468322
SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): Veronica D. Franks and Jeffrey B. Franks
Address of New Owner(s): 7337 Olmsted Drive, Nashville, TN 37221

Property ID NUMBER: 155080E03400CO

THIS INDENTURE, made and entered into this 3rd day of January, 2023, by and between **Jeffrey B. Franks and Veronica D. Franks, Trustees of the Franks Revocable Living Trust, dated January 31, 2019, as tenants by the entireties** party of the first part, and **Veronica D. Franks and Jeffrey B. Franks,wife and husband, as tenants by the entirety** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 11 ON THE PLAN OF RESUBDIVISION OF BELLEVUE HIGHLANDS, PHASE 2, AS OF RECORD IN INSTRUMENT # 20010202-0010403, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

For Information Purposes Only:

Being the same property conveyed to Jeffrey B. Franks and Veronica D. Franks, Trustees of the Franks Revocable Living Trust, dated January 31, 2019, as tenants by the entireties, by deed dated January 31, 2019 of record in Deed Instrument/Case No. 20190205-0011198, in the County Clerk's Office.

TMS: 155080E03400CO

Property Address: 7337 Olmsted Drive, Nashville, TN 37221

This conveyance is subject to 2022 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

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WITNESS the signature of the said party of the first part the day and year first above written.

Jeffrey B. Franks, Trustees of the Franks Revocable Living Trust, dated January 31, 2019

Veronica D. Franks

Veronica D. Franks, Trustees of the Franks Revocable Living Trust, dated January 31, 2019

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 3rd day of January 2023, before me personally appeared Jeffrey B. Franks and Veronica D. Franks, Trustees of the Franks Revocable Living Trust, dated January 31, 2019, as tenants by the entireties, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 3rd day of January, 2023

Signature of Notary Public

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

MCD 72900341 QC101 01 0106

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Transfer Taxes due and owing on this transfer are **$0.00 (exempt),** See TN Code Section 66-5-209 **(3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust;**

Veronica D. Franks

Veronica D. Franks

Jeffrey B. Franks

Subscribed and sworn to before me this 3rd day of January 2023

Notary Public Signature

My commission expires: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

MCD 72900341 QC101 01 0106

Tennessee Certification of Electronic Document

I, Sam Rider, 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 1/3/2023 (date of document).

Affiant Signature

Jan 6, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 06 day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE