Karen Johnson Davidson County
Batch# 974706 DEEDQC
02/27/2023 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230227-0013737

QUITCLAIM DEED

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 21st DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Y-FRANKLIN-QCD

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yvonne L. Franklin and Jason A. Franlin, Sr.	**New Owner**	
(NAME) **928 Locklayer Street,**	(NAME)	**Map 81-16 Parcel 722**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YVONNE L. FRANKLIN, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **YVONNE L. FRANKLIN, A SINGLE WOMAN, AND JASON A. FRANLIN, SR., A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly twenty-six and one half (26 1/2) feet of Lot Numbered "Thirty-Eight" (38), and the easterly eight and one half (8 1/2) feet of Lot Numbered "Thirty-Nine" (39) in Block "B" in the Bransford Realty Company's Subdivision of the North Hill Tract, the Plan of Which is of record in Book 332, Page 72, of the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin each other and front together Thirty-Five (35) feet on the north side of Locklayer Street and extend back northerly between parallel lines 100 feet, more or less, to an alley.

Being the same property conveyed to Yvonne L. Franklin, Unmarried, by Warranty Deed from Metropolitan Development and Housing Agency, dated February 18, 2000 and filed of record February 23, 2000 in Instrument Number 20000223-0017949, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **928 Locklayer Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 21 day of February, 2023.

Yvonne L Franklin

Yvonne L. Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YVONNE L. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Brittany Stewart

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

I, Stephanie Woodall, 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 02/21/2023 (date of document).

Stephanie Woodall

Affiant Signature

Date 02/21/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2023.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

