Karen Johnson Davidson County
Batch# 1023183 DEEDQC
07/06/2023 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230706-0051754

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

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 3 day of June, 2023.

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.:
Frank Hurd	New Owner	075-16-0A-058-00
708 Wyntree N. Hermitage, TN 37076		

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, **Christopher L. Franklin, Trustee of the Frank G. Hurd Irrevocable Trust, dated July 12, 2019** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Frank Hurd, a married man** (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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 37, on the Plan of Phase 2-A, Walden Woods, of record in Instrument 20000512-0048112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher L. Franklin, Trustee of the Frank G. Hurd Irrevocable Trust dated July 12, 2019 by Quitclaim Deed from Frank Hurd, a married man, dated January 17, 2023, filed of record in Instrument No. 20230119-0004327, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in 20230203-0007897, Register's Office for Davidson County, Tennessee.

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 708 Wyntree N, Hermitage, TN 37076

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 8th day of June, 2023.

GRANTOR(S):

Christopher L. Franklin, Trustee

STATE OF
COUNTY OF

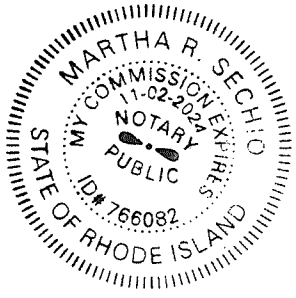
On this the 8th day of June, 2023 before me personally appeared **Christopher L. Franklin, Trustee of Frank G. Hurd Irrevocable Trust, dated July 12, 2019** , to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 8th day of June, 2023.

Notary Public

My Commission Expires:

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 June 8, 2023.

Affiant
Date: ~~June~~ July 6, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of ~~June~~ July 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY