Karen Johnson Davidson County
Batch# 1041517 DEEDQC
08/23/2023 08 22 16 AM 2 pgs
Fees: $12 00 Taxes $0 00
20230823-0065770

RECORD AND RETURN TO:
HILLDALE LLC
5319 Parker Branch Rd
Franklin, TN 37064

QUITCLAIM DEED

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of Aug, 2023

NOTARY PUBLIC

My commission expires _____

THIS INSTRUMENT PREPARED BY
Jennifer L Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HILLDALE LLC 5319 Parker Branch Rd Franklin, TN 37064	Same as Address of New Owner	117-05-156

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **MAGGIE S. FRANK F/K/A MAGGIE S. KAHL,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **HILLDALE LLC, A TENNESSEE LIMITED LIAIBILIY COMPANY.,** hereinafter called the Grantee(s), its heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21 & 22 of Block "E" on the Revised Plan of Woodmont Acres of record in Plat Book 843, Page 102, Register's Office for said County.

SAID Lots Nos. 20, 21 & 22 of Block "E" adjoin and front together 75 feet on the westerly margin of Hilldale Drive and extend back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Maggie S. Kahl from William D. Spencer and spouse, Gwyn T. Spencer by Warranty Deed dated March 12, 1999 and of record in Book 11384, Page 424 in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 4 day of Aug, 2023.

Grantor

Maggie S. Frank

Maggie S. Frank

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Maggie S. Frank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who affirmed that she executed the within instrument for the purposes therein contained as her free act and deed

WITNESS my hand and seal, this 4 day of Aug, 2023.

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires. _____

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED