Karen Johnson Davidson County
Batch# 1047721 DEEDQC
09/08/2023 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230908-0070690

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37840-08-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 8th day of September, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Encore Construction LLC 256 Seaboard Lane Suite B103 Franklin, TN 37067	Encore Construction LLC 256 Seaboard Lane Suite B103 Franklin, TN 37067	Map and Parcel No.: 117050I00100CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Justin Franks and Wylie P. Franks, husband and wife (collectively, "Grantors") do hereby quitclaim, transfer and convey unto Encore Construction LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of The Townhomes At 3610 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, filed as Exhibit C to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201116-0134864, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Justin Franks and Wylie P. Franks, husband and wife, by Quitclaim Deed dated February 25, 2022 from Encore Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20220310-0027767, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20230831-0068299, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3610B Woodmont Boulevard, Nashville, Davidson County, Tennessee, 37215.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of September, 2023.

GRANTORS:

Justin Franks

Wylie P. Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Franks and Wylie P. Franks, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2023.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/6/24

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/8/23 (date of document).

Affiant Signature

9/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of September, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY