Karen Johnson Davidson County
Batch# 1071900 DEEDQC
11/15/2023 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231115-0088996

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 8 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025 (AFFIX SEAL)

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Y-FRANKLIN-QCD

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & 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	**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, A SINGLE WOMAN, AND JASON A. FRANLIN, SR., A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **YVONNE L. FRANKLIN, A SINGLE WOMAN** 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.

Being the same property conveyed to YVONNE L. FRANKLIN, A SINGLE WOMAN, AND JASON A. FRANLIN, SR., A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP by Quitclaim Deed filed of record in Instrument No. 20230227-0013737.

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 8 day of November, 2023.

Yvonne L. Franklin

Jason A. Franklin, Sr.

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 8th day of November, 2023.

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

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON A. FRANKLIN, SR., 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 9th day of November, 2023.

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

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title & 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 **11/08/23** (date of document).

Stephanie Woodall

Affiant Signature

Date **11/08/23**

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **November**, 2**023**.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

