Karen Johnson Davidson County
Batch# 1087237 DEEDQC
01/02/2024 09:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240102-0000090

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@mglawtn.com

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 14th **day of** December**, 2023.**

Notary Public

My Commission Expires: 01-11-26

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
Michael Brett Franklin 1300 Riverside Road Old Hickory, TN 37138	-SAME-	053 03 0 426.00 053 03 0 234.00

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Julia R. Franklin and Michael Brett Franklin, Trustees of The Betty A. Franklin Living Trust, established by the Revocable Trust Agreement of Betty A. Franklin dated October 21, 2013,** hereinafter called the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release,

remise and quitclaim unto **Julia R. Franklin and/or Michael Brett Franklin, Trustees of The Carl Franklin 2013 Family Trust dated June 4, 2013**, all of the Grantors' right, title and interest, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 19 day of December, 2023.

By: Julia R. Franklin
Julia R. Franklin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia R. Franklin, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2023.

My Commission Expires: 01-11-26

Notary Public

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

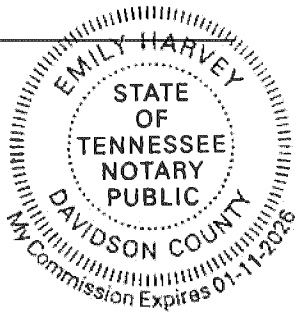
By: Michael Brett Franklin TRUSTEE
Michael Brett Franklin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Brett Franklin, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2023.

My Commission Expires: _____



Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots Nos. 1 and part of 1-A, on the Revised Plan of Section "F", Village of Old Hickory, as shown on Plan of record in Book 1424, page 86, as revised by Plan of record in book 1424, page 131, Register's Office for said County.

Said Lot No. 1 fronts 99.8 feet on the southwesterly side of Riverside Road and runs back between lines, 143.3 feet on the northwesterly line and 204.9 feet on the southeasterly line to a dead line, measuring 97.6 feet thereon.

Said Lot 1-A fronts 102.2 feet on the northeasterly side of Riverside Road and runs back 218.1 feet, more or less, on the northwesterly line and 127 .6 feet, more or less, on the southeasterly line to the low water mark of Cumberland River.

Included but specifically excluded is that tract of land sold to State of Tennessee, of record in Book 2152, page 7, said Register's Office, and described as follows:

> A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at a point in the line of the lands now or formerly of J. Ralph and Leatha Payne, said point being North 55 deg. 08' East 113 feet from the most southerly corner of the lands of the subject owner; thence, from the point of begi1ming and severing the lands of the subject owner, North 27 deg. 00' West 110 feet to a point in the line of the lands now or formerly of J. R. and Evelyn M. Muhlig; thence along said Muhlig line, North 52 deg. 13' East 65 feet to a point in the low water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line, a distance of 136 feet, more or less, to a corner common to the lands of J. Ralph and Leatha Payne; thence, leaving said water line, and along said Payne line, South 55 deg. 08' West 30 feet to the point ofbegi1ming, containing two tenths (0.20) of an acre, more or less.

Being the same property conveyed to Betty A. Franklin and/or Julia R. Franklin, Trustees of The Betty A. Franklin Living Trust, established by the Revocable Trust Agreement of Betty A. Franklin dated October 21, 2013. Betty A. Franklin died on October 7, 2023. Upon her death, Julia R. Franklin and Michael Brett Franklin became the successor Trustees of The Betty A. Franklin Living Trust.

This is improved property known as 1408 Riverside Road, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 12/19/23.

12/19/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of December, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

