THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson
Batch # 1116462
03/28/2024 12:19:31 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240328-0021667

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
SAMUEL O. FRANKLIN, III, Trustee 3714 Hobbs Rd. Nashville, TN 37215	SAME	116160A01400

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(i)(b). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, SAMUEL O. FRANKLIN, III, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto SAMUEL O. FRANKLIN, III, TRUSTEE OF THE SAMUEL O. FRANKLIN, III REVOCABLE TRUST, his successors and assigns ("GRANTEE"), all of GRANTOR'S' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Unit 7-B, together with the appurtenant interest in the common elements of The Garden, a horizontal property regime established by Master Deed, of record in Book 5537, page 793, amended in Book 5714, page 761 and Book 5810, page 174 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the Master Deed of record in Book 5714, page 761 and being located upon Lot No. 7 on the Plan of The Gaden, of record in Plat Book 5200, page 224, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Samuel O. Franklin, III by Warranty Deed of record in instrument 20160708-0070276, R.O.D.C.
>
> The property address is 3714 Hobbs Rd., Nashville, TN 37215.

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

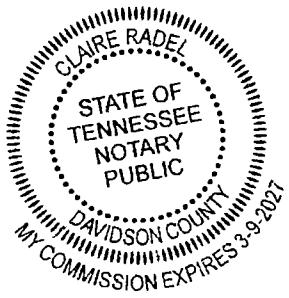
WITNESS my hand this 22 day of March, 2024.

SAMUEL O. FRANKLIN, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared SAMUEL O. FRANKLIN, III, 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 executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of March, 2024.



Claire Radel
NOTARY PUBLIC
My Commission Expires: 3-9-2027