Karen Johnson
Batch # 1124950
04/19/2024 01:06:08 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240419-0028242

THIS INSTRUMENT PREPARED BY:
The Fleming-Wilmoth Law Firm
No title work completed prepared
from information provided by parties

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Linda and Mickey Franklin 5630 Higdon Road Joelton, Tennessee 37080	Same	103-07-0-069

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jane C. Whitson, quitclaims, transfers and conveys to Mickey Franklin and wife, Linda Franklin, their heirs and assigns, all of her right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Plan of Richland Meadows, Section I of record as Book 2083, page 40, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane C. Whitson by Warranty Deed from the Estate of Roberta Smith by Thomas A. Smith, Executor, as of record at Instrument No. 20071018-0123541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack A. Smith and Wife, Roberta T. Smith by deed from Leonard Wall and wife, Ruth M. Wall, by deed of record at Record Book 3105, page 37, Register's Office for Davidson County, Tennessee. Jack A. Smith having died on December 21, 1995, vesting Roberta T. Smith solely with title as the surviving tenant by the entirety.

This is improved property located at 5411 Knob Road, Nashville, Tennessee 37209.

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

AND NOW, I Jane C. Whitson, quitclaim, transfer and convey unto Mickey Franklin and wife, Linda Franklin, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

In witness whereof, I have set my name this the 19th day of April, 2024.

Jane C. Whitson
JANE C. WHITSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JANE C. WHITSON the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Bellevue, Tennessee on this 19th day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 9/7/2026

FELIX D. FRASSATO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 9/7/2026
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Jane C. Whitson
AFFIANT

Subscribed and sworn to before me
this 19th day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 9/7/2026

FELIX D. FRASSATO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 9/7/2026
COUNTY OF DAVIDSON