This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard, #200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1126102 DEEDQC
04/23/2024 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240423-0029184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the April 18, 2024

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(
THE FRANKS FAMILY REVOCABLE LIVING TRUST 4409 Sun Valley Drive Durham, North Carolina, 27707	THE FRANKS FAMILY REVOCABLE LIVING TRUST 4409 Sun Valley Drive Durham, North Carolina, 27707	MAP 142-2 Parcel 82

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Gerald R. Franks and wife, Penelope L. Franks** ("Grantor") does hereby quitclaim and convey unto **THE FRANKS FAMILY REVOCABLE LIVING TRUST** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 123 on the plan of Cross Timbers, Section 3, of record in Book 4175, page 21, Register's Office for said County. SAID Lot No. 123 fronts 90.40 feet on the northerly margin of Harrow Drive and extends back 148.0 feet on the easterly line and 150.0 feet on the westerly line to a dead line in the rear, measuring 79.73 feet thereon.

Being the same property conveyed to **Gerald R. Franks and wife, Penelope L. Franks** husband and wife, from David W. Gronefeld and wife. Galena G. Gronefeld by Warranty Deed dated October 31, 1988 of record at Book 7692, Page 311, in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **7428 Harrow Drive, Bellevue, Tennessee 37221**

IN WITNESS WHEREOF, Grantor has executed this instrument on April 18, 2024

GRANTOR:

Gerald R. Franks

Penelope L. Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Gerald R. Franks** and wife, **Penelope L. Franks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on April 18, 2024

SPENCER LAMBERT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/6/2024

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-18-2024

Affiant Signature

April 18, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date April 18, 2024

Notary Signature

My commission expires: 11-6-2024

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON