Karen Johnson Davidson County
Batch# 1189532 DEEDQC
10/03/2024 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076747

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Edward Francis, Jr. and Katheryn Robinson Francis, Co-Trustees 537 Jackson Boulevard Nashville, TN 37205	Same	130 02 0 172.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, K. ROBINSON FRANCIS and RICHARD EDWARD FRANCIS, JR. (collectively, the "Grantor"), hereby quitclaim and convey to RICHARD EDWARD FRANCIS, JR. and KATHERYN ROBINSON FRANCIS, CO-TRUSTEES OF THE FRANCIS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Windsor Acres, as of record in Book 3300, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 189.0 feet on the westerly side of Jackson Boulevard and extends back 255 feet on the southerly line and 239.3 feet on the northerly line to a dead line which is a broken line, measuring 219 feet thereon.

Being the same property conveyed by deed of record as Instrument #20080513-0049259, Register's Office for Davidson County, Tennessee.

Being property known as 537 Jackson Boulevard, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 15 day of August, 2024.

K. ROBINSON FRANCIS

RICHARD EDWARD FRANCIS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, K. Robinson Francis and Richard Edward Francis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 15 day of August, 2024.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 15 day of August, 2024.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

37994290.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 15, 2024 (date of document).

Affiant Signature

10/03/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of October, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

