Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1207057 DEEDQC
11/20/2024 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090353

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Christine A. Franke, Trustee
Christine A. Franke Revocable Living Trust
104 Pennystone Circle
Franklin, TN 37067

Send Tax Bills To:
New Owner

Map and Parcel No.
128120C05800CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Christine Franke**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Christine A. Franke, Trustee, Christine A. Franke Revocable Living Trust Agreement dated November 19, 2024** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1105 of Woodbury Townhomes, Phase I, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase 1 of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument No. 20060310-0028278, and Instrument No. 20080201-0010772, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to **Christine Franke, a single woman**, by General Warranty Deed dated August 23, 2022, from **Barbara Lopucka and Paul Richard Rozdzialik, as tenants in common with right of survivorship**, recorded in Instrument No. 20220825-0095763, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1105 Woodbury Falls Court, Nashville, TN 37221**.

(Legal description from prior deed of record).

Christine Franke and **Christine A. Franke** are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 19th day of November 2024.

Christine Franke
Christine Franke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Christine Franke**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Christine Franke
Affiant

Sworn to and subscribed to before me, this the 19th day of November 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06 2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 19, 2024.

Affiant Signature

November 19, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of November 2024.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 7, 2026
COUNTY OF WILLIAMSON