THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 7th day of January, 2025* *Notary Public* *My commission expires: 5/21/28*

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028 BRITTNEY MULVANEY

QUITCLAIM DEED

Name and Address of New Owner:
The Honey Pot Trust
Hunter Cole Franklin and Julia Taylor Franklin, Trustees
818 Redwood Drive
Nashville, TN 37220

Karen Johnson Davidson County
Batch # 1225598 DEEDQC
01/13/2025 09:23:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250113-0002285

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
818 Redwood Drive Nashville, TN 37220	160-02-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HUNTER FRANKLIN AND JULIA FRANKLIN, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE HONEY POT TRUST, HUNTER COLE FRANKLIN AND JULIA TAYLOR FRANKLIN, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Section Two Forest Acres Subdivision, of record in Plat Book 1424, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Hunter Franklin and Julia Franklin, husband and wife, from William Joseph Bell and Jennifer Bell, husband and wife, by Deed dated November 20, 2024, Instrument Number 20241122-0091355, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 7th day of January, 2025.

HUNTER FRANKLIN

JULIA FRANKLIN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **HUNTER FRANKLIN AND JULIA FRANKLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC