Karen Johnson Davidson County
Batch# 1271470 DEEDQC
05/09/2025 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036628

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Andrew L. Franklin, *Affiant*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 7th day of May, 2025.

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Adam J. Berk, **NOTARY PUBLIC**
Commission Expires: 11/2/2026

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Andrew L. Franklin, *Trustee* Andrew L. Franklin and Susie L. Franklin Revocable Living Trust Agreement 809 S. 14th Street Nashville, TN 37206	SAME	94-1-332.00

FOR NO MONETARY CONSIDERATION, I, **Andrew L. Franklin,** by these presents do hereby quitclaim and convey unto **The Andrew L. Franklin and Susie L. Franklin Revocable Living Trust Agreement, dated May 10, 2020**, all my right, title and interest in and to the following described tract of land in Davidson County:

Land in Davidson County, Tennessee, being Lot No. 62, on the Revised Plan of Shelby Heights Section 1 as of record in Book 2330, Page 171, Register's Office for said County.

Said Lot No. 62 fronts 60 feet on the easterly side of South 14th Street and extends back 157.8 feet on the southerly line and 160.4 feet on the northerly line to a dead line measuring 60.1 feet thereon.

Tax ID No.: 94-1-332.00

Being the same property conveyed to Andrew L. Franklin, an unmarried man, from Andrew L. Franklin, widowed-not remarried, by Quitclaim Deed, of record via Instrument No. 20211201-0159322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

This improved property known as 809 S. 14th Street, Nashville, TN 37206.

Witness my hand this 7th day of May, 2025.

Andrew L. Franklin

Andrew L. Franklin, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew L. Franklin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2025.

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Adam J. Berk, **NOTARY PUBLIC**
Commission Expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 7th day of May, 2025.

Affiant Signature

5/9/2025
Date

STATE OF Tennessee)

COUNTY OF Davidson)

Sworn to and subscribed before me this 9th day of May, 2025.

ABBIGAIL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Notary Public
My Comission Expires: 07/03/2028

[SEAL]