ADDRESS NEW OWNER:
Donna Franklin
3737 Belle Oaks Drive
Antioch, Tennessee 37013

SEND TAX BILLS:
Same as above

Karen Johnson
Batch # 1273439
05/15/2025 08 38 21 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250515-0038149

Map and Parcel: 150-11-0

EXECUTOR DEED

DONNA FRANKLIN, EXECUTOR OF THE ESTATE OF CARL FRANKLIN, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Wilson County at Lebanon, Docket number 23-P-323, and every other power, conveys and quitclaims in accordance with the Last Will and Testament of Carl Franklin, in fee simple absolute unto **DONNA FRANKLIN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Belle Oaks Subdivision Phase 1 of record in Plat Book 6900, Page 768, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Carl Franklin by Warranty Deed from Thomas E. Stephenson and wife, Leslie B. Stephenson by Instrument Number 200003210028866 in Register's Office of Davidson County.
>
> Being the same property conveyed to Carl Franklin by QuitClaim Deed from Marvina Jean Franklin for in consideration of the Marital Dissolution Agreement between the parties, of record in Instrument Number 20010615-0063359 in Register's Office of Davidson County.
>
> This is improved real property known as 3737 Belle Oaks Drive, Antioch, Tennessee 37013.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 12 of May 2025.

Donna Franklin

DONNA FRANKLIN, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Franklin, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 12th day of May 2025.

JACQUIE BURKHART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 19, 2025

Jacquie Burkhart
Notary Public
My commission expires: 02.26.29

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 12th day of May 2025.

JACQUIE BURKHART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 19, 2025

Jacquie Burkhart
Notary Public
My commission expires: 02.26.29

This Instrument Prepared by:

YANCY BELCHER #21158
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889