Karen Johnson Davidson County
Batch# 1291524 DEEDQC
06/30/2025 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250630-0051088

QUITCLAIM DEED

WG-QCD-25-2605

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Franklin Property & Consulting LLC, a Tennessee limited liability company	**Same as new owner**	
(NAME)	(NAME)	**10407029800**
1012 Belle Meade Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW D. FRANKLIN (A/K/A DAYANAND A. FRANKLIN) AND WIFE, SHELLEY F FRANKLIN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FRANKLIN PROPERTY & CONSULTING LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the Second Civil District of Davidson County, Tennessee, being Lot No. 31 and the easterly 45.8 feet of Lot No. 30 on the Plan of Rich's Re-Subdivision of Lot Nos. 17,18,19,33,34,35 and original Lot Nos. 20 to 32, inclusive and Lot Nos. 36 to 48, inclusive, in Marshall & Stokes Subdivision of record in Book 547, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dayanand A. Franklin and wife Shelley L. Franklin from David J. Hinkle and wife, Julie F. Hinkle by Warranty Deed of Record in Instrument Number 20050606-0064436 and corrected by Scriveners Affidavit of Record in Instrument Number 20090316-0023558 in the Registers Office for Davidson County, Tennessee.

The said Shelley L. Franklin is one and the same as Shelley F. Franklin.

The said Dayanand A. Franklin is one and the same and A/K/A as Andrew D. Franklin.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2605 Belcourt Ave, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 27 day of June, 2025.

Andrew D. Franklin (A/K/A Dayanand A. Franklin)

Shelley F Franklin (A/K/A Shelley L Fraklin)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW D. FRANKLIN (A/K/A DAYANAND A. FRANKLIN), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 27 day of June, 2025

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelley F Franklin (A/K/A Shelley L Fraklin), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 27 day of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **6/27/2025** (date of document).

Affiant Signature

Date **6/27/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **27** day of **June**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027