Karen Johnson Davidson County
Batch # 1293669 DEEDQC
07/03/2025 10:26:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250703-0052639

PREPARED BY AND RETURN TO:
631 James Ave Unit 1, LLC
631 James Ave, Unit 1,
Nashville, TN 37209

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
631 James Ave Unit 1, LLC 631 James Ave, Unit 1 Nashville, TN 37209	Same	0900809D00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, RYAN FRANKLIN AND CASEY FRANKLIN ("***Grantor***"), do hereby sell, quitclaim, and convey unto 631 JAMES AVE UNIT 1, LLC, a Tennessee limited liability company ("***Grantee***"), and its successors and assigns, all of its right, title, and interest in those certain tracts or parcels of land located in Davidson County, Tennessee, together with all buildings and improvements thereon, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, said property being improved property with the following street address: 631 James Avenue Unit 1, Nashville, Tennessee 37204 (collectively, the "***Property***").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused their name to be signed on this 3rd day of July, 2025.

GRANTOR:

By: _____
Ryan Franklin

By: _____
Casey Franklin

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared Ryan Franklin and Casey Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes herein contained.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 3rd day of July, 2025.

BRITTANY MORIE GIRTON HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

_____
Notary Public

My Commission Expires: 09-08-2025

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 631-A JAMES AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20150921-0095941, IN THE REGISTERS OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel ID: 090080D00100CO

Commonly known as 631 James Avenue Apt. 1, Nashville, TN 37209

Being the same property conveyed by deed recorded on April 19, 2018 via Instrument No. 20180419-0037037.

STATE OF: TN
COUNTY OF: Davidson

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer via quitclaim deed is $0.00.

Affiant

Subscribed and sworn to before me this the 3rd day of July, 2025.

My commission expires:
09-08-2025

Brittany Morie Girton Hernandez
Notary Public

BRITTANY MORIE GIRTON HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025