Karen Johnson Davidson County
Batch # 1293669 DEEDQC
07/03/2025 10:26:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250703-0052640

PREPARED BY AND RETURN TO:
821 Knox, LLC
821 Knox Ave,
Nashville, TN 37204

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
821 Knox, LLC 821 Knox Ave Nashville, TN 37204	Same	118 01 0X 002.00

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 821 KNOX, 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: 821 Knox Ave, 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 : TN

COUNTY OF DAVIDSON : 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.



_____
Notary Public

My Commission Expires: 09-08-2025

EXHIBIT A

LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 819 Knox Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 819 Knox Cottages, a Horizontal Property Regime, of record in Instrument Number 20131025-0111516, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan Franklin and Casey Franklin, Husband and Wife, by Warranty Deed from George Fort and Mallory Fort, Husband and Wife, of record in Instrument No. 20210722-0098508, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021 and recorded on July 22, 2021.

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

Notary Public

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