Karen Johnson Davidson County
Batch# 1332557 DEEDQC
10/10/2025 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251010-0081111

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. _____ Affiant Subscribed and sworn to before me, this 8th day of October, 2025. Kellie Barber Notary Public My Commission Expires: _____

KELLIE BARBER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David Adam Franklin and Kimberly Dugger Franklin, Trustees 4305 Oakcrest Lane Hermitage, Tennessee 37076	SAME	086 04 0A 004.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Adam Franklin and wife, Kimberly Dugger Franklin**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **David Adam Franklin and Kimberly Dugger Franklin, Trustees of the Adam & Kimberly Franklin Living Trust, established by the Revocable Trust Agreement of David Adam Franklin and Kimberly Dugger Franklin dated October 8, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 8th day of October, 2025.

David Adam Franklin

Kimberly Dugger Franklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Adam Franklin and Kimberly Dugger Franklin, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 8th day of October, 2025.

KELLIE BARBER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Oakcrest, Phase 1-A, as shown on plat of record in Plat Book 6200, Page 646, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David A. Franklin and wife, Kimberly Franklin by deed from Maurice F. Pardo and wife, Theresa C. Pardo, of record as Instrument No. 20170526-0052697, Register's Office for Davidson County, Tennessee.

David Adam Franklin and David A. Franklin are one and the same person.

Kimberly Dugger Franklin and Kimberly Franklin are one and the same person.

This is improved property known as 4305 Oakcrest Lane, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 October 8, 2025.

10/10/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of October, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

