Karen Johnson Davidson County
Batch# 1353804 DEEDQC
12/04/2025 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251204-0096436

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
EBF and JGF Community Property Trust Ernest Baber Franklin, III and Judith Grogan Franklin, Co-Trustees 3716 Hobbs Road Nashville, Tennessee 37215	Same	116160A01800CO Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Ernest B. Franklin, III and Judith G. Franklin, by these presents do hereby quitclaim, and by these presents transfer and convey unto Ernest Baber Franklin, III and Judith Grogan Franklin as Co-Trustees of the EBF and JGF Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto (the "Property").

This is improved property known as 3716 Hobbs Road, Nashville, Tennessee 37215.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on Exhibit B hereto.

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 26th day of November, 2025.

ERNEST B. FRANKLIN, III

JUDITH G. FRANKLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ernest B. Franklin, III and Judith G. Franklin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2025.

DAVID H. MAYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-08-2028

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 26th day of November, 2025.

DAVID H. MAYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-08-2028

Notary Public

EXHIBIT A

Being condominium Unit No. 9-8 as located on Lot No. 9 of "The Garden" of record in Book 5200, Page 224, Register's Office for said county, and as shown on Exhibit "B" to the Master Deed and By-Laws of "The Garden", Lots 7, 8 and 9 Condominiums of record in Book 5810, Page 176, said Register's Office to which reference is here made for a more complete description of said unit, together with an appurtenant interest in common and limited common areas shown on Exhibit "B" and as set out by Master Deed and By-Laws applicable to Unit 9-B.

Being the same property conveyed to Ernest B. Franklin, III and Judith G. Franklin, by Warranty Deed from Charles Edward Eckert, Trustee of Evelyn J. Eckert Trust, of record in Instrument No. 20120530-0046700, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GARDEN, as recorded in Plat Book 5200, Page(s) 224.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GARDEN, as recorded in Plat Book 5714, Page(s) 761 (see Exhibit "B").

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GARDEN, as recorded in Plat Book 5810, Page(s) 174 (see Exhibit "B").

4. Agreement for Dedication of Easement as set forth in instrument recorded in Book 5435, Page 336.

5. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

6. Terms and provisions of By-Laws of The Garden Condominium recorded in Book 5537, Page 799 and Book 5714, Page 761.

7. Charter of The Garden Condominium Homeowners' Association recorded in Book 5815, Page 975.

8. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GARDEN Condominium of record in Book 5537, Page 793 and Book 5714, Page 761, as amended by instrument(s) of record in Book 5810, Page 174; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

9. Charter on The Garden Lots 7, 8, and 9 Condominium Homeowners' Association of record in Book 5815, Page 983.

TRUE COPY CERTIFICATION

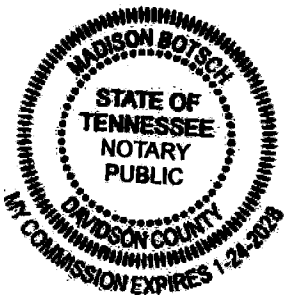
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 26, 2025.

Date: November 26, 2025

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On November 26, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public
My Commission Expires: 1-24-2028