Karen Johnson Davidson County
Batch# 1393430 DEEDQC
03/16/2026 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260316-0020932

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-0711**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13th day of March, 2026. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Franks and Wylie Franks 3610 B Woodmont Boulevard Nashville, TN 37215	New Owner	Map and Parcel No.: 117050100100CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Encore Construction LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Justin Franks and Wylie Franks, husband and wife, their heirs and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of The Townhomes At 3610 Woodmont Boulevard, a horizontal property regime with private elements established by Declaration in Instrument No. 20201116-0134864, as amended by First Amendment of record in Instrument No. 20260302-0016000, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Declaration.

Being the same property conveyed to Encore Construction LLC, a Tennessee limited liability company by Quitclaim Deed dated September 8, 2023 from Justin Franks and Wylie P. Franks, husband and wife, of record in Instrument No. 20230908-0070690, Register's Office for Davidson County, Tennessee.

This is improved property known as 3610B Woodmont Boulevard, Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2026.

Encore Construction LLC, a Tennessee limited liability company

By: _____
Justin Crockett Franks, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Justin Crockett Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged Justin Crockett Franks to be President of Encore Construction LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of March, 2026.

_____
Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/13/26 (date of document).

Affiant Signature

3/16/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

