Karen Johnson Davidson County
Batch# 1398923 DEEDQC
03/30/2026 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260330-0024945

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2026.

Notary Public

My Commission Expires: 01-22-30

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Julia R. Franklin 4120 Brandywine Pointe Blvd. Old Hickory, Tennessee 37138	SAME	053 03 0 224.00

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, **Julia R. Franklin, Trustee of the Julia R. Franklin Living Trust dated November 27, 1995, as amended and restated on April 8, 2020,**

hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Julia R. Franklin**, hereinafter called the Grantee, and the Grantee's 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 my hand this 23rd day of March, 2026.

Julia R. Franklin, Trustee

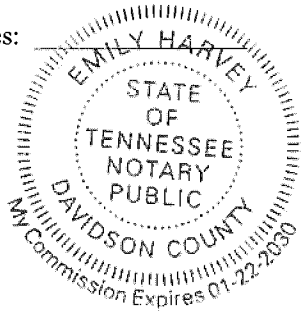
Julia R. Franklin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia R. Franklin, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of March, 2026.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Being known and designated as all of Lot No. 135 of section "B", on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot

Tract 2: Being known and designated as a part of Lot No. 134 of Section "B", on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, being further described as follows: Beginning on the west margin of Riverside Road at the corner of Lot Nos. 134 and 135; thence with the line between said lots, 59.5 feet to a point in the rear line of Lot 138; thence North along the line of Lots 134 and 138, 18.7 feet to a point; thence easterly 54 feet to the west margin of Riverside Road; thence south along the road, 11 feet to the point of beginning.

Being the same property conveyed to The Julia R. Franklin Living Trust by deed from Barbara Asbury and Robert Asbury, wife and husband, of record as Instrument No. 20200501-0045857, Register's Office for Davidson County, Tennessee.

This is improved property known as 1300 Riverside Road, Old Hickory, Tennessee 37138.

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 March 23, 2026.

03/30/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

