Karen Johnson Davidson County
Batch# 1399919 DEEDQC
03/31/2026 01:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260331-0025584

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 23rd day of March, 2026. Notary Public My Commission Expires: 01-22-30

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct 22, 2030

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Brett Franklin, Trustee 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**, 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 **Michael Brett Franklin, Trustee of the 1300 Riverside Road Trust dated March 23, 2026**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, 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

Julia R. Franklin

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, 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: _____

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

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 Julia R. Franklin by deed from Julia R. Franklin, Trustee of the Julia R. Franklin Living Trust dated November 27, 1995, as amended and restated on April 8, 2020, of record as Instrument No. 20260330-0024945, 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.

03/31/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

