QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 1449708 DEEDQC
07/21/2026 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0065756

STATE OF ILLINOIS
COUNTY OF COOK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE this 14th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: November 27, 2028

(AFFIX SEAL)

OFFICIAL SEAL
COLLEEN MARIE CELLA
Notary Public, State of Illinois
Commission No. 1000636
My Commission Expires
November 27, 2028

THIS INSTRUMENT WAS PREPARED BY
Lora Laverty
47 W. Division St., #408
Chicago, IL 60610

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
c/o Lora Laverty	Lora Laverty	13211005200
(NAME) 47 W. Division St., #408	(NAME) 47 W. Division St., #408	
(ADDRESS) Chicago, Illinois 60610	(ADDRESS) Chicago, Illinois 60610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Section 67-4-409(a)(4). This is a quit claim deed for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LORA LAVERTY, by these presents does hereby quitclaim and convey unto Franklin Pike Trust dtd 8/26/2020, its successors and assigns, all right, title and interest in and to the following described tract of land in the third civil district of ~~SUMNER~~ Davidson County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Elysian Fields, Section 1, of record in Book 1424, page 81, Register's Office for said County.

Said Lot No. 6 fronts 200 feet on the east side of Franklin Pike and runs back between lines, 453.6 feet on the north line and 500 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 211.1 feet.

Being the same property conveyed to Thomas A. Wiseman, Jr. and wife, Emily M. Wiseman by deed dated January 28, 1971 from Thomas Guy Pennington and wife, Phyllis Pennington of record in Book 4479, page 328, Register's Office for Davidson County, Tennessee. Thomas A. Wiseman, Jr. having since died on March 18, 2020. Emily M. Wiseman having since died intestate on July 3, 2020 leaving Thomas A. Wiseman, III, Mary Wiseman Rochester and Sarah Emily Wiseman as her sole heirs at law.

☐ unimproved
This is improved ☒ property, known as 4420 Franklin Rd, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

Witness my/our hand(s) this 14th day of July, 2026.

LORA LAVERTY

STATE OF Illinois
COUNTY OF Cook

On this the 14th day of July, 2026, before me personally appeared Lora Laverty, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of July, 2026.

Notary Public
My Commission Expires: November 27, 2028

OFFICIAL SEAL
COLLEEN MARIE CELLA
Notary Public, State of Illinois
Commission No. 1000636
My Commission Expires
November 27, 2028

RETURN TO:

Lora Laverty
47 W. Division St., #408
Chicago, IL 60610

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 14, 2026 (date of document).

Affiant Signature

07/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of July, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

