Karen Johnson
Batch # 1474832
09/18/2026 10:40:57 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260918-0086986

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 LARRY ALVIN FRANKLIN, AFFIANT Subscribed and sworn to before me, this 14 day of September 2026. NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LARRY ALVIN FRANKLIN and DONNA LEE FRANKLIN, CO-TRUSTEES 108 Newton Nook Brentwood, Tennessee 37027	New Owner	Map and Parcel No.: 172-13-0A-036.00 CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Larry Alvin Franklin and wife, Donna Lee Franklin**, ("Grantor") do hereby quitclaim, transfer and convey unto **Larry Alvin Franklin and Donna Lee Franklin, Co-Trustees of the Franklin Joint Revocable Trust, dated June 18, 2026**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 108 Newton Nook, Brentwood, Tennessee 37027, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105, Williams Grove, Section One, as shown on plat of record in Plat Book 9700, Page 580-582, in the Register's Office, Davidson

County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Larry Alvin Franklin and wife, Donna Lee Franklin, from Larry Alvin Franklin and wife, Donna Winklmann Franklin, by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20080703-0068705.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14 day of September 2026.

Larry Alvin Franklin, Grantor

Donna Lee Franklin, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Larry Alvin Franklin**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of September 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Donna Lee Franklin**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of September 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30

