Karen Johnson Davidson County
Batch# 1479168 DEEDQC
10/01/2026 11:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261001-0090616

AFTER RECORDING RETURN TO:
Lory Waldron and Jorge David Franqui
653 Lemont Drive
Nashville, TN 37216
File No. R-330377-PTN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 051 14 0 016.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 25th day of Sept, 2026, by and between **Lory Waldron, who erroneously took title as Lory Waldon and Jorge David Franqui, wife and husband,** residing at 653 Lemont Drive, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Lory Waldron and Jorge David Franqui, wife and husband,** residing at 653 Lemont Drive, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 653 Lemont Drive, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lory Waldron, who erroneously took title as Lory Waldon

Lory Waldron, who erroneously took title as Lory Waldon

Jorge D

Jorge David Franqui

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lory Waldron and Jorge David Franqui** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 26 day of September, 2026.

Susie J Ingram

Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jorge D
Affiant

Print Name: Jorge David Franqui

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 26 day of September, 2026.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026



Name and address for person(s) responsible for taxes:

Lory Waldron and Jorge David Franqui
653 Lemont Drive
Nashville, TN 37216

Name and address of property owner:

Lory Waldron and Jorge David Franqui
653 Lemont Drive
Nashville, TN 37216

Tennessee Certification of Electronic Document

I, _____, 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 September 25, 2026 (date of document).

Jorged
Affiant Signature

9-25-2026
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 25 day of September, 2026.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

EXHIBIT A
LEGAL DESCRIPTION

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 197 ON THE PLAN OF GRA-MAR ACRES, SECTION 10, AS OF RECORD IN BOOK 2663, PAGE 34, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

LESS AND EXCEPT THAT PORTION CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IN BOOK 4879, PAGE 765, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO LORY WALDON AND JORGE DAVID FRANQUI, WIFE AND HUSBAND FROM JOHN LEONARD FOTTRELL, III AND GARY EUGENE FOTTRELL BY DEED DATED MAY 28TH 2024 AND RECORDED ON MAY 29TH 2024 IN INSTRUMENT NO. 20240529-0039714.

Parcel ID Number: 051 14 0 016.00

Property commonly known as: 653 Lemont Drive, Nashville, TN 37216