Bill Garrett Davidson County
Batch# 18235 DEEDQC
10/25/2017 03:32:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171025-0109621

This Instrument Prepared By:
Angus Gillis, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL NOS.
Helen Suzanne King	Same	~~3D 43810~~
2985 McGavock Pike		073160058 00
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is Zero Dollars ($0.00). This Quitclaim Deed is executed to fulfill a testamentary devise, and no transfer tax is therefore due on the recording of this Quitclaim Deed.

Helen Suzanne King
Helen Suzanne King

SWORN TO AND SUBSCRIBED before me this 18 day of October, 2017.

Notary Public

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: My Commission Expires ~~July 02, 2018~~

This Quitclaim Deed is made and entered into on this the 18 day of October, 2017 by and between Helen Suzanne King, Executrix and Grantor, and Helen Suzanne King, as sole beneficiary and Grantee.

In order to fulfill a testamentary devise contained in the Last Will and Testament of Helen Case King, whose estate is being administered in the Probate Court of Davidson County, Tennessee under Docket No. 17P137, I, HELEN SUZANNE KING, Executrix of the Estate of Helen Case King, by these presents, do hereby quitclaim and convey unto HELEN SUZANNE KING, sole beneficiary of the Last Will and Testament of Helen Case King, the property described below, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section III, Sunset View, of record in Book 2663, page 44, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 125 feet on the west side of McGavock Pike and runs back 201.2 feet on the north line and 268.3 feet on the south line to a dead line in the rear on which it measures 128 feet.
>
> Being the same property conveyed to Samuel B. King and wife, Helen C. King, by Warranty Deed from John W. Lambert and wife, Gloria S. Lambert, of record in Book 4676, Page 54, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record in Book 4843, Page 504, Register's Office of Davidson County, Samuel B. King and wife, Helen C. King, conveyed the property to Tom Glascock, Trustee, who then reconveyed the property to Helen C. King. Subsequently, by Quitclaim Deed of record in Book 6620, Page 891, Helen C. King and Samuel B. King quitclaimed the property to Tom Glascock, Trustee, who in turn reconveyed it to Samuel B. King and wife, Helen C. King for the express purpose of creating an estate by the entireties in Samuel B. King and wife, Helen C. King.
>
> Samuel B. King died on December 8, 1999 leaving Helen C. King a/k/a Helen Case King as the sole owner of the property. Helen Suzanne King is the daughter of Helen Case King and is the Executrix of the Estate of Helen Case King. Helen Suzanne King is the sole beneficiary under the Will of Helen Case King, which Will was admitted to probate in Case No. 17P137, which is pending in the Circuit Court of Davidson County, Tennessee (Probate Division).

This is IMPROVED property in Davidson County, Tennessee known as 2985 McGavock Pike, Nashville, TN 37214.

This conveyance is made subject to (a) all matters shown on the Plat of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee, (b) any and all ad valorum real property taxes for the year 2017, which taxes are not yet due and owing, and (c) all other matters of record.

In testimony whereof, the Grantor has affirmed her signature on the day and date first

above written.

Helen Suzanne King
Helen Suzanne King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane Lewis, a Notary Public, Helen Suzanne King, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the Estate of Helen Case King and is authorized to execute this instrument on behalf of the Estate of Helen Case King.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 18th day of October, 2017.

Notary Public

My Commission Expires: My Commission Expires July 02, 2018

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY