Send tax bills to: Bonnie Brandon King
493 Royal Crossing
Franklin, TN 37064

Bill Garrett Davidson County
Batch# 122349 DEEDQC
07/30/2018 02:38:09 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20180730-0074178

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0- Bonnie B. King Affiant
Subscribed and sworn before me this the 30th Day of July, 2018.
Deputy Register

Quitclaim Dee

RECORDING REQUESTED BY Bonnie Brandon King
AND WHEN RECORDED MAIL TO:
Bonnie Brandon King and William Prescott King, Grantee(s)
493 Royal Crossing
Franklin, TN 37064
Consideration: $ No consideration
Property Transfer Tax: $ [redacted]
Assessor's Parcel No.: [redacted] 052-11-0-034.00
PREPARED BY: Bonnie Brandon King certifies herein that he or she has prepared this Deed.

Bonnie Brandon King — July 27, 2018
Signature of Preparer — Date of Preparation

Bonnie Brandon King
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 27, 2018 in the County of Davidson, State of Tennessee
by Grantor(s), Bonnie Brandon King,
whose post office address is 493 Royal Crossing Franklin, TN 37064
to Grantee(s), Bonnie Brandon King and William Prescott King.
whose post office address is 493 Royal Crossing Franklin, TN 37064
and 1113 Berwick Trail Madison, TN 37115
WITNESSETH, that the said Grantor(s), Bonnie Brandon King,
for good consideration and for the sum of no consideration
($_____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Bonnie B. King
Signature of Grantor

Bonnie B. King
Print Name of Grantor

Signature of First Witness to Grantor(s)

Brandy King
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Patricia Gonzalez
Signature of Second Witness to Grantor(s)

Patricia Gonzalez
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Bonnie B. King
Signature of Grantee

Bonnie B. King
Print Name of Grantee

Signature of First Witness to Grantee(s)

Brandy King
Print Name of First Witness to Grantee(s)

William Prescott King
Signature of Second Grantee (if applicable)

William Prescott King
Print Name of Second Grantee (if applicable)

Patricia Gonzalez
Signature of Second Witness to Grantee(s)

Patricia Gonzalez
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On July 27, 2018, before me, Sandra Frazier, a notary public in and for said state, personally appeared, Bonnie King and William Prescott King

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

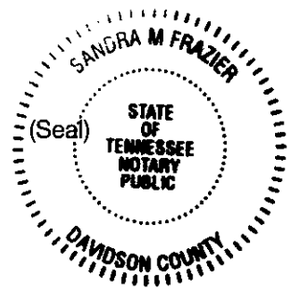
WITNESS my hand and official seal.

Sandra Frazier
Signature of Notary

Affiant Known _____ Produced ID D59144952

Type of ID TN DL

(Seal)



Expiration Date: 5-6-19

Exhibit "A"

1113 Berwick Trail

Madison, TN 37115

Parcel no. [redacted]

Source of Title 20100121-0005405

©SmartLegalForms

Exhabit A

Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00 Bonnie B. King Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JANUARY, 2010. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: AUGUST 23, 2011 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BONNIE B. KING	**SAME**	**052-11-0-034.00**
(NAME) **493 ROYAL CROSSING BLVD**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37064**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100004165 DEEDWARR
Recvd: 01/21/10 14:39 2 pgs
Fees:13.00 Taxes:399.60
20100121-0005405

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN F. CUNNINGHAM, JR.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BONNIE B. KING**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Marlin Meadows, Section 3, as of record in Plat Book 2133, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwick Trail and runs back 287.4 feet on the westerly line and 142.6 feet on the easterly line, to a line in the rear, which is a broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to John F. Cunningham, Jr., by deed from Edward T. Briney, Jr. and wife, Bonny M. Briney, of record in Book 9490, page 478, dated September 23, 1994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2133, page 26; The Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, page 521, said Register's Office, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of John F. Cunningham, Jr.

Unimproved ( )
This is improved(X) property, known as **1113 BERWICK TRAIL, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)