QUITCLAIM DEED
2019-15

Karen Johnson Davidson County
Batch# 208772 DEEDQC
03/22/2019 03:14:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190322-0026370

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/26/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin B. King and Donna King	American Nationwide Mortgage Company, Inc.	
(NAME) 102 Springfield Drive	3820 Northdale Blvd., Suite 111-A	173 1 120.00
(ADDRESS) Smyrna, TN. 37167	(ADDRESS) Tampa, FL. 33624	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **KEVIN B. KING,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KEVIN B. KING AND DONNA KING, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **RUTHERFORD** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Monte Carlo, Section 11C, of record in Book 5200, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kevin B. King by Warranty Deed from Lawrence Ray Whitley and wife, Patricia W. Whitley of record in Instrument No. 20010911-0098821, Register's Office for Davidson County, Tennessee, dated September 7, 2001

This instrument was prepared without the benefit of a title search. No warranties are provided with this deed.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **512 Cedarmont Drive, Antioch, Tennessee 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th Day of March, 2019.

Kevin B. King

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Kevin B. King,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th Day of March 2019.

Commission expires:
3/26/22

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

~~RETURN RECORDED DOCUMENTS TO:~~

Paul A. Moody
11750 Central Pike
Mt. Juliet, TN. 37122

American Title and Escrow, LLC
352 W. Northfield Blvd.
Suite K
Murfreesboro, TN 37129