THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 452776 DEEDQC
08/10/2020 10:02:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088571

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QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Glenda Le-An King and William Shaw King 5415 Edmondson Pike Nashville, TN 37211	Same as Owners	16109015700

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration included that noted* below, the receipt of which is hereby acknowledged, I, **Gary M. Carden**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Glenda Le-An King and William Shaw King, wife and husband**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real property in Davidson County, Tennessee, being **Lot 3**, as set out and shown on the **CARDEN SUBDIVISION**, of record at **Instrument No. 20060112-0004698**, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the property.

Being part of the same property conveyed to Gary M. Carden by Warranty Deed from William Stanley King and wife, Nancy King, filed on 05/04/2005, at Instrument No. 20050504-0049768, Davidson County Register of Deeds.

***NOTE**: The purpose of this Quitclaim Deed is to effectuate the intent, as noted on the above referenced Carden Subdivision, of record at Instrument No. 20060112-0004698, Davidson County Register of Deeds, made by Gary M. Carden and William Stanley King and consisting of a combination of certain of their lands, that as stated on the said Carden Subdivision that the

"[r]emainder of Lot 2 [of the William Stanley King Subdivision of record at Plat Book 6250, page 710, Davidson County Register of Deeds was] to be added to Lot 3 [of the said William Stanley King Subdivision]", which "Lot 3" was vested at the time in William Stanley King and wife, Nancy King by deed of record at Book 5869, page 364, Davidson County Register of Deeds, all in order to form the thereafter new Lot 3 of the then new said Carden Subdivision. The within Grantees are the successors in title to Nancy King, who was pre-deceased by William Stanley King, per their Warranty Deed from Nancy King of record at Instrument No. 20190506-00042193, Davidson County Register of Deeds. It is expressly stated that the Grantor herein does not make any claim to this property, but delivers this Quitclaim Deed to the Grantees only in order to waive and convey any interest he may have in the property, to effectuate the intent of the said Carden Subdivision as it was filed, and to clear up any uncertainty with regard to the ownership of the above said "Lot 3" of the said Carden Subdivision which may exist with the Davidson County Assessor's office or otherwise.

Witness my hand, this 4 **day of** August, **2020:**

Gary M. Carden

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary M. Carden**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of August, **2020**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4 DAY OF August, **2020**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022