Karen Johnson Davidson County
Batch# 542215 DEEDQC
12/28/2020 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20201228-0153374

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James Richard King** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Joseph Walter King, III and wife, Barbara King,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 131 on the Plan of Enchanted Hills, Section 2, as of record in Book 3700, Page 27, Register's office for Davidson County, Tennessee. Lot No. 131 front 141.3 feet on the easterly side of Enchanted Circle and extends back 410.70 feet on the Northerly Line and 335.9 feet on the southerly line to a dead line and measures 169.6 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Dr. J.W. King, Jr. and wife Bettye G. King, by Warranty Deed of record at Book 4468, Page 875 in the Register's Office of Davidson County, TN. Dr. J.W. King, Jr. died on July 25, 2005 leaving his wife, Bettye G. King as the remaining tenant by the entirety. Bettye G. King died testate on February 17, 2018. Her Last Will and Testament has been probated at Docket No. 06P310 in the Probate Court of Davidson County, TN. Her devisees under the will are Joseph Walter King, III and James Richard King.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16 day of **November, 2020.**

James Richard King

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, a Notary Public in and for said state and county, **James Richard King** , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16TH day of **November, 2020.**

Patricia E. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 3rd 2023 ,

PATRICIA E. MILLER
Notary Public, State of New York
No. 01MI6024256
Qualified in Orange County
Commission Expires May 3, 2023

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$130,000.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 17th day of **November, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **4372 Enchanted Circle, Nashville, TN 37218**
TAX PARCEL NO.: 05814000300
PROPERTY OWNER: **Joseph W. King, III , et ux.**
OWNER'S ADDRESS: 10715 Plantation Bay Dr. Tampa, FL 33647
MAIL TAX BILLS TO: **Owner at Owner's Address**

10715 Plantation Bay Dr.
Tampa, FL 33647

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page, a notary public for this county and state, Emily Reed, who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022