Karen Johnson Davidson County
Batch# 604531 DEEDQC
03/31/2021 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042627

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 31, 2021.

Notary Public

My Commission Expires: 3-8-2025

LYNNE B. JERVIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2025

New Owner Address:
Christopher Daniel King and
Kelley Elizabeth King, Co-Trustees
1814A Elliott Avenue
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Number
105 10 0G 001.00

QUITCLAIM DEED

Christopher King and Kelley King, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Christopher Daniel King and Kelley Elizabeth King, Co-Trustees of The Christopher and Kelley King Family Trust, dated May 20, 2020** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

833264.1/2011927

WITNESS my hand on this day, March 23rd, 2021.

Christopher King

Kelley King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher King and Kelley King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 23rd, 2021.

Notary Public

My Commission Expires: 05-09-2023

LIAM MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

833264.1/2011927

EXHIBIT A

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1814 Elliott Avenue Properties, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1814 Elliott Avenue Properties, a Horizontal Property Regime, of record in Instrument No. 20140829-0079202, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christopher King and Kelley King, husband and wife, by Warranty Deed from Kaplan Family Partners, LLC, an Ohio limited liability company, of record in Instrument No. 20200903-0100394, in the Register's Office of Davidson County,.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 95.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140829-0079202.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 1814A Elliott Avenue, Nashville, TN 37203.

True Copy Certification

I, Andrew J. Bellm, 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 law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

833264.1/2011927