Karen Johnson Davidson County
Batch# 668233 DEEDQC
06/30/2021 10:10:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210630-0088584

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Roger A. King et al. 6864 River Ridge Drive Nashville, TN 37221	-same-	Undivided Interest in 102 16 0 050.00

QUITCLAIM DEED

WHEREAS, Donald R. King and wife, Dorothy H. King, acquired certain real estate known generally as Lot No. 185, on the Plan of Hillwood Estates, Section 9, Part 2 ("Lot 185") from Alexander & Company, Inc. by deed of record at Book 3309, page 179, Register's Office for Davidson County, Tennessee; and

WHEREAS, Donald Richard King (being one and the same person as Donald R. King) and Dorothy L. King (being one and the same person as Dorothy H. King) were subsequently divorced by Order of the Fourth Circuit Court of Davidson County, Tennessee dated July 30, 1985 [Docket No. 85D-1388 (the "Order")]; and

WHEREAS, under the terms of the Order, Donald R. King was ordered to convey all his interest in Lot 185 to Dorothy H. King; and

WHEREAS, Donald R. King executed a quitclaim deed in favor of Dorothy H. King (the "Divorce Order Deed"), which deed was dated December 23, 1985 and recorded at Book 7210, page 210, Register's Office for Davidson County, Tennessee; and

WHEREAS, it was recently discovered that the Divorce Order Deed did not convey Donald R. King's interest in Lot 185 to Dorothy H. King, but instead conveyed to her his interest in Lot No 186 on the Plan of Hillwood Estates, Section 9, Part 2 ("Lot 186"); and

WHEREAS, it is believed that the conveyance by Donald R. King of his interest in Lot 186 in the Divorce Order Deed resulted from a simple typographical error, but there is no-one alive who can

vouch for this; and

WHEREAS, Donald R. King did not, during his lifetime, ever transfer his interest in Lot 185 to anyone; and

WHEREAS, Donald R. King is now deceased, his estate having been administered before the Seventh Circuit Court for Davidson County (Probate Division) under Docket No. 18 P 2059; and

WHEREAS, the Last Will and Testament of Donald R. King, as duly admitted to probate, has been recorded as Instrument No. 20210630-0088583, Register's Office for Davidson County, Tennessee; and

WHEREAS, KATHLEEN M. KING (the "Grantor") survived Donald R. King and is the residuary beneficiary under the terms of the Last Will and Testament of Donald R. King, and the successor-in-interest to Donald R. King; and

WHEREAS, Dorothy H. King died on March 30, 2019, her estate having been administered under her full legal name of "Dorothy Laird King" before the Seventh Circuit Court for Davidson County (Probate Division) under Docket No. 19 P 729; and

WHEREAS, the said Dorothy H. King died intestate and her sons, ROGER A. KING, CLIFTON W. KING, DONALD RICHARD KING and DAVID THOMAS KING (collectively the "Grantees"), are her heirs-at-law; and

WHEREAS, the Grantor now desires to formally transfer to the Grantees any and all interest she may have in the Real Property as the successor-in-interest to Donald R. King, all this to effectuate the intent of the Order;

NOW, THEREFORE,

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has this day bargained and sold, and does hereby convey, quitclaim and transfer to the Grantees [each to receive a one eighth (1/8) undivided interest as a tenant-in-common], their respective heirs, successors and assigns forever, all of the Grantor's right, title and interest (being a fifty percent (50%) undivided tenancy-in-common interest) in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 185 on the Plan of Hillwood Estates, Section 9, Part 2, in Book 2331, page 28, Register's Office for said County.

BEING the same interest in property which passed to the Grantor under the terms of the Last Will and Testament of Donald R. King. The said Donald R. King and Dorothy H. King acquired the property by deed of record at Book 3309, page 179, Register's Office for Davidson County, Tennessee. Under Tennessee law, Donald R. King and Dorothy H. King took title initially as tenants-by-the-entireties. Upon the entry of the final decree of divorce between them (Davidson County Circuit Court Docket 85D-1388), their ownership as tenants-by-the-entireties terminated as a matter of law and they became owners of the subject property as equal tenants-in-common. At the time that Donald R. King died, his fifty percent (50%) undivided tenancy-in-common interest in the subject property passed to the Grantor.

THIS IS improved property known generally as 777 Darden Place, Nashville, Tennessee 37205.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor, an unmarried person, has made this instrument, on this the 24th day of June, 2020.

Kathleen M. King

KATHLEEN M. KING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, CLAIBORNE K. MCLEMORE III Notary Public of this county, KATHLEEN M. KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of June, 2020.

Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-24

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the day of June, 2020.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-24