Karen Johnson Davidson County
Batch# 683916 DEEDQC
07/27/2021 09:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210727-0100390

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 30988335

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
James Centre King, III, Trustee of the Melissa Gay Langley 2021 GST-Exempt Family Trust 4004 Iroquois Avenue Nashville, TN 37205	James Centre King, III, Trustee of the Melissa Gay Langley 2021 GST-Exempt Family Trust 4004 Iroquois Avenue Nashville, TN 37205	Map & Parcel: 117 14 OC 230.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MELISSA LANGLEY, by these presents do hereby quitclaim and convey to JAMES CENTRE KING, III, TRUSTEE OF THE MELISSA GAY LANGLEY 2021 GST-EXEMPT FAMILY TRUST, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 3817 Bedford Avenue, Unit 230, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 23 day of July, 2021.

MELISSA LANGLEY

James C. King III, husband of Melissa Langley, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Melissa Langley's interest in the above-described real property solely by virtue of his marriage to Melissa Langley.

JAMES C. KING III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Melissa Langley and James C. King III, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2021.

Notary Public

My Commission Expires:

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 03, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 23rd day of July, 2021.

Rugenia Hines
Notary Public

My Commission Expires:

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 03, 2023

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 230 as created by the Master Deed of Bedford Commons 1 Condominiums, recorded in Instrument No. 20060622-0074805, amended in Instrument No. 20060816-0101058 and Instrument No. 20100412-0027652 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Condominium Unit being located on that Tract of Parcel of land lying and being Lot 5, Final Plat, Bedford Avenue Subdivision, Phase 2, of record in Instrument No. 20050929-0116962, said Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to James C. King III and Melissa Langley as equal tenants in common by deed of record in Warranty Deed of record at Instrument: 20100419-0029304, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021.

Date

Affiant Signature

07/23/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of July, 20 21.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

