Karen Johnson Davidson County
Batch# 684628 DEEDQC
07/27/2021 01:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210727-0100892

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 30989405

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: 130 07 0 074.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MELISSA G. 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 4008 Iroquois Avenue 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 G. LANGLEY

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

JAMES C. KING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Melissa G. Langley and James C. King, 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 parts of Lots Nos. 221, 222, 231 and 232 and part of Brighton Avenue as closed by an instrument of record in Book 1358, Page 316, Register's Office for said County, all shown on the plan of Royal Oaks Land Company's Subdivision as of record in Book 421, Pages 102 and 103, Register's Office for said County, and shown as an unnumbered tract lying on the Northerly side of Iroquois Place on the map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, Page 31, Register's Office for said County, and described as follows:

Beginning at a point in the Northerly margin of Iroquois Place, 515.1 feet East of the East margin of Lynwood Boulevard; thence Northwardly 275 feet more or less to a point; thence South 84° 12' East parallel to Iroquois Place, 200 feet to an iron pin at the Northwest corner of Lot No. 31; thence with the line of the same, South 1° West, 272.33 feet to a point in the Northerly margin of Iroquois Place; thence Westwardly with said margin of Iroquois Place; 200 feet to the point of beginning.

Being part of the same property conveyed to James C. King and Melissa G. Langley as equal tenants in common by deed of record in Warranty Deed of record at Instrument: 20141121-0107458, 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

07/26/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 20 21.

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

