Karen Johnson Davidson County
Batch# 829500 DEEDQC
03/28/2022 11:26:20 AM 3 pgs
Fees: $18.00 Taxes: $1,233.33
20220328-0035400

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
David Thomas King 777 Darden Place Nashville, TN 37205	-same-	Undivided Interest in 102 16 0 050.00

QUIT-CLAIM DEED

WHEREAS, the Grantor owns a one-third (1/3) undivided interest as a tenant-in-common in certain real estate situated in Davidson County, Tennessee, described more fully below; and

WHEREAS, the Grantor desires to convey his entire interest in the below described real estate to the Grantee named below;

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, CLIFTON W. KING (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to DAVID THOMAS KING (the "Grantee"), his heirs, successors and assigns forever, all of the Grantor's right, title and interest (being a one third (1/3) interest as a tenant-in-common) in the below described real estate, to wit:

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 property conveyed to the Grantor in the following manners:

- The Grantor acquired a one-eighth (1/8th) undivided interest in the subject property by conveyance from Kathleen M. King of record as Instrument No. 20210630-0088584, Register's Office for Davidson County, Tennessee.

- The Grantor acquired a one-eighth (1/8th) undivided interest in the subject property as an heir-at-law of Dorothy H. King, who died on March 30, 2019 (the "decedent"). The decedent's estate was administered before the Davidson County Probate Court, under Docket No. 19 P 729. The decedent died intestate. The transfer of this undivided interest to the Grantor was memorialized through the deed of record as Instrument No. 20190703-0065256, as corrected by Administrator's Deed of Correction recorded as Instrument No. 20210702-0089940, both in the Register's office for Davidson County, Tennessee.

- The Grantor acquired a one twelfth (1/12th) undivided interest in the subject property by conveyance from Roger A. King by deed of record as Instrument No. 20191211-0127681,as corrected by Deed of Correction of record as Instrument No. 20210702-0089941, both in the Register's Office for Davidson County, Tennessee.

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

THE SUBJECT property is subject to current year's property taxes, a lien not yet due and payable, and such matters affecting it as may appear of record.

THE SUBJECT property has never been used by the Grantor or the Grantor's spouse as a residence.

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 has made this instrument, on this the 25th day of MARCH, 2022.

CLIFTON W. KING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, CLAIBORNE K. MCLEMORE III Notary Public of this county, CLIFTON W. 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of MARCH, 2022.

Notary Public

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

My commission expires: 3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $333,333.00.

Affiant

Sworn to and subscribed before me, this the 25th day of MARCH, 2022.

NOTARY PUBLIC

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

My commission expires: 3-6-2024