THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 872632 **DEEDQC** 06/16/2022 11:25:17 AM 2 pgs Fees: $12.00 Taxes: $0.00 20220616-0069014 This Quitclaim Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 **KELLY KING** Subscribed and sworn to before me, this 24 day of May, 2022. **Notary Public** My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William Prescott King 1113 Berwick Trail Madison, TN 37115	New Owner	052-11-0-034.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KELLY KING** ("Grantor") do hereby quitclaim, transfer and convey unto **WILLIAM PRESCOTT KING** ("Grantee"), individually, all of my rights, title and interest in certain real property in Williamson County, Tennessee, known as **1113 Berwick Trail, Madison, TN 37115** (hereinafter the "Property"). A more particular description of the Property is as follows:

> Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Marlin Meadows, Section 3, as of record in Plat Book 2133, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwick Trail and runs back 287.4 feet on the westerly line and 142.6 feet on the easterly line, to a line in the rear, which is a broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to Bonnie B. King from John F. Cunningham, Jr. by warranty deed of record as instrument number 20100121-0005405, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bonnie Brandon King and William Prescott King from Bonnie Brandon by Quitclaim Deed of record as instrument number 20180730-0074178, Register's Office of Davidson County, Tennessee.

Being the same property that transferred as an operation of law pursuant to T.C.A. §31-2-103, as evidenced by the Affidavit of Heirship filed of record as instrument number 20220616-0069013, Register's Office of Davidson County, Tennessee. 20220616-0069012

NOW THEREFORE, upon execution of this Quitclaim Deed, William Prescott King shall become the sole owner, in fee simple absolute, of the property commonly referred to as **1113 Berwick Trail, Madison, TN 37115.**

The property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

FURTHER AFFIANT SAYETH NOT.

SWORN this 24 **day of** May **2022.**

KELLY KING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Ann Clegg, Notary Public of the state and county aforesaid, **KELLY KING,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 24 day of May 2022.

NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023