Karen Johnson Davidson County
Batch# 884388 DEEDQC
07/06/2022 08:51:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220706-0077688

This instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-.

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Princess Angela Gates
Affiant

Sworn to and Subscribed before me on this the 23rd day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 7-23-23

The preparer of this instrument is not the closing agent pursuant to the Tax Reform Act of 1986.

(With information provided by the parties/without benefit of a Title Search)

Address of New Owners:	**Send Tax Bills To:**	**Map/Parcel Number:**
Princess A. Gates, Trustee THE PRINCESS ANGELA GATES REVOCABLE LIVING TRUST, DATED JUNE 23, 2022	SAME	**05800013100**
1700 STATE STREET APT 220		
NASHVILLE, TN 37203		

QUITCLAIM DEED

This instrument made and entered into this the 23rd day of June, 2022, by and between, **PRINCESS A. GATES**, Grantor, and **PRINCESS ANGELA GATES, TRUSTEE, AND HER SUCCESSORS IN TRUST, UNDER THE PRINCESS ANGELA GATES REVOCABLE LIVING TRUST, DATED JUNE 23, 2022, and any amendments thereto**, Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, **PRINCESS A. GATES**, Grantor, does hereby convey, grant, transfer, remise, and forever quitclaim unto **PRINCESS ANGELA GATES, TRUSTEE, AND HER SUCCESSORS IN TRUST, UNDER THE PRINCESS ANGELA GATES REVOCABLE LIVING TRUST, DATED JUNE 23, 2022, and any amendments thereto**, Grantee, her heirs, successors and assigns, forever, Grantor's entire right, title, and interest in and to the following described as a small tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of King Road at the northwest corner of the Carney Campbell property; thence with Campbell's line, South 1 deg. West 630 feet to a point; thence South 80 deg. West 210 feet to a point; thence North 1 deg. 630 feet to the center line of King Road; thence with the center of the same, North 80 deg. East 210 feet to the point of beginning, containing 3 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED HEREFROM is a portion of said property described in Deed Book 8868, page 229, and described as follows:

Land in Metropolitan Nashville, Davidson County, Tennessee, a parcel of land being situated on the southerly side of Kings Lane as shown on Property Map No. 58, Subdivision No. 72-175-G and being one parcel of the resubdivision of a tract belonging to Samuel L. Gates and Ellen P. Gates, and more particularly described as follows:

Beginning at a stake on the southerly boundary of Kings Lane, 499.8 feet from the southeasterly corner of Timothy Road and Kings Lane, thence North 79 deg. 30 min. East 100 feet to a stake on the southerly side of Kings Lane; thence South 1 deg. West 605.0 feet on a line between Lots 1 and 2 of said resubdivision to a stake on the dead line; thence South 79 deg. 30 min. West 100 feet to a stake on the dead line; thence North 1 deg. East 605.0 feet to the point of beginning, as shown on a survey by Ernest Davis, Registry No. 157 of May 27, 1972.

BEING the same property conveyed to Princess A. Gates by Quitclaim Deed from Herbert L. Buchanan, Jr., Trustee, dated April 28, 1991, and filed in Book 8868, page 229, said Register's Office.

BEING the same property conveyed to Samuel L. Gates and wife, Ellen P. Gates by Installment Deed of record in Book 4408, page 590, said Register's Office. The said Samuel L. Gates having predeceased Ellen P. Gates. Ellen P. Gates left a Last Will & Testament and on February 18, 1993, Letters of Testamentary were issued by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 93P-236, appointing Princess A. Gates as Personal Representative. A life estate was granted to Prince Angelo Gates and a subsequent life estate granted to Princess A. Gates with the remainder interest to Samuel L. Gates, Jr. pursuant to an Affidavit Regarding real Property filed in Instrument No. 20010425-0041298, said Register's Office. The said Samuel L. Gates, Jr. having conveyed his interest to Princess A. Gates by Quitclaim Deed dated December 17, 1993, and filed in Book 9205, page 219, said Register's Office. Pursuant to Order Approving Purchase of Ward's Life Estate in the Matter of Prince Angelo Gates, Ward, Probate No. 10P-1326, authority is given to Jeanan Mills Stuart, Conservator, to convey said life estate interest to Princess A. Gates.

BEING the same property conveyed to Princess A. Gates by Quitclaim Deed from Jeanan Mills Stuart, Conservator for Prince Angelo Gates, Probate No. 10P-1326, dated February 09, 2011 and filed as Instrument No. 20110209-0011465, said Register's Office.

This is improved property known as: 3819 King's Lane, Nashville TN 37218-1518

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

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by preparer as to the accuracy of anything set forth herein.

Witness my hand, this the 23rd day of June, 2022.

Princess A. Gates

Princess A. Gates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Princess A. Gates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that [he/she] executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 7-25-23

