This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1012623 DEEDQC
06/08/2023 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230608-0043741

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 19 day of May, 2023.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Kathyrine M. King, Laurie King & Cayce Ayers King
5928 Montclair Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Kathyrine M. King, Laurie King & Cayce Ayers King
5928 Montclair Drive,
Nashville, TN 37211
MAP AND PARCEL NUMBER: 14612006100

QUITCLAIM DEED

23NT00387

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Kathyrine M. King, widow, as surviving tenant by the entirety

By these presents do remise, release and **QUITCLAIM** unto

Kathyrine M. King, Laurie King & Cayce Ayers King, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

All the following described tract or parcel of Land, lying, located and being in the civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 476 on the Map of Section Six, Crieve Hall Estates, as record in Book 2331, pages 1 and 2, Register's Office for said County.

Said Lot no. 476 fronts 120 feet on the easterly side of Montclair Drive and runs back between lines, 194.5 feet on the northerly line and 197.2 feet on the southerly line to a dead line in the rear on which it measures 132 feet.

Being the same property as conveyed to Virgil Mittwede King and wife, Kathyrine M. King by Quitclaim Deed from Virgil Mittwede King and wife, Kathyrine King who erroneously acquired title as Mary Kathyrine King dated 03/26/2016 recorded 04/01/2016 in Instrument No. 20160401-0031036, Register's Office for Davidson County, Tennessee. Virgil Mittwede King died 08/29/2021 leaving Kathyrine M. King as surviving tenant by the entirety.

Being the same property conveyed to Virgil Mittwede King and wife, Mary Kathyrine King by Warranty Deed from George Richard Abernathy and wife, Wanda Faye Abernathy, dated 05/27/1969 and recorded 06/13/1969 in Book 4342, page 117, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5028 Montclair Dr, Nashville, TN 37211-4372

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19 day of May, 2023

Kathryine M. King

Kathryine M. King

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Kathryine M. King,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of May, 2023.

Notary Public

My Commission expires: 9, 2, 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Laurie King

Laurie King

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Laurie King,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of May, 2023.

Notary Public

My Commission expires: 9, 2, 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cayce Ayers King

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cayce Ayers King,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of May, 2023

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 5/19/23 (date of document).

Affiant Signature

6/8/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025