QUITCLAIM DEED

Address of New Owner:
James Robert King, Jr.
6420 Springwater Drive
Columbus, GA 31904

Send Tax Bills To:
OWNER

Map & Parcel:
690-70-002

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF x Tennessee
COUNTY OF x Rutherford

The actual consideration or value, whichever is greater, for this transaction is
$ -0-
x [signature]
affiant
Subscribed and sworn to before me, this the 31 day of July, 2023
x [signature]
Notary Public
Commission Expires: 5/18/2024

KESSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

I, Robert Samuel King hereby quitclaim all my rights, title and interest to James Robert King, Jr. his Heirs and Assigns, in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Gardner Meadows, of record in Plat Book 2330, Page 44, Register's Office for said County, to which reference is made for a more complete description.

*Affidavit of Heirship

Being the same property conveyed to James Robert King, Jr. and Robert Samuel King by ~~deed~~ of record in Instrument No. 20230803006012, said Register's Office.

This is improved property known as: 4219 Ashland City Highway, Nashville, TN 37218

Witness my hand this the 22nd day of July, 2023.

x [signature]
Robert Samuel King

STATE OF x GA
COUNTY OF x Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Samuel King, 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 and official seal at 618 Thornton Rd Ste 3 Lithia Springs, Georgia this 22nd day of July 2023.

x [signature]
Notary Public

Commission expires: 10/3/24

TONYA LOWE
NOTARY PUBLIC
DOUGLAS COUNTY, GEORGIA
MY COMM. EXP. 10/3/20

Karen Johnson Davidson County
Batch# 1034029 DEEDQC
08/03/2023 10:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230803-0060013

Certificate of Authenticity

I, Holly A. Mason, 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 ~~August~~ July 24, 2023.

Affiant Signature

8/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026