Karen Johnson Davidson County
Batch # 1087947 DEEDQC
01/03/2024 12:43:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240103-0000653

This Instrument Prepared By:
J. Christopher Hopgood
Dorsey, Gray, Norment & Hopgood
318 Second Street
Henderson, KY 42420

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Joseph C. King 1616 West End Ave., #1511 Nashville, TN 37207	[same]	092-12-4A-016.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH C. KING** and **JUSTIN T. KING**, lifetime beneficiaries and co-trustees of the Karen and Raymond Nix Irrevocable Trust Dated April 20, 2017 ("Trust"), by these presents do hereby quitclaim and convey unto **JOSEPH C. KING**, his heirs and assigns, all the Trust's right, title and interest in and to the following described tract of land:

See legal description set forth on **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

The address of the property is 1616 West End Avenue, #1511, Nashville, TN 37207.

WITNESS this the 23 day of October, 2023.

WITNESS the signature of Grantors as of the day and year first above written.

GRANTORS (sole Lifetime Beneficiaries and Co-trustees of the Trust):

JUSTIN T. KING, Lifetime Beneficiary and Co-Trustee of the Karen and Raymond Nix Irrevocable Trust Dated April 20, 2017

JOSEPH C. KING, Lifetime Beneficiary and Co-Trustee of the Karen and Raymond Nix Irrevocable Trust Dated April 20, 2017

SATE OF KENTUCKY

COUNTY OF HENDERSON

On this 23 day of October, 2023, before me, a Notary Public in and for said state, personally appeared **JUSTIN T. KING,** known to me to be the person who executed the foregoing instrument, and he acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my and affixed my official seal in the County and State aforesaid, the day and year first above written.

Brittney A. Gish
Notary Public
Notary Pubic ID No KyNP1166
My commission expires: 2-13-2024

SATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of November, 2023, before me, a Notary Public in and for said state, personally appeared **JOSEPH C. KING,** known to me to be the person who executed the foregoing instrument and he acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my and affixed my official seal in the County and State aforesaid, the day and year first above written.

Kevin Peter Bur
Notary Public
Notary Pubic ID No Bond # 005016149
My commission expires: 10-04-2027

EXHIBIT A

Land situated in Davidson County, Tennessee, being Unit No. 1511 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No. 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Karen and Raymond Nix Irrevocable Trust Dated April 20, 2017, by Warranty Deed from Karen Nix and her husband, Raymond Nix, of record in Instrument No. 20220315-0029794 Register's Office for Davidson County, Tennessee, dated the 9th day of March, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TRANSFER TAX DECLARATION

The undersigned, being first duly sworn, hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANTS:

JUSTIN T. KING **JOSEPH C. KING**

STATE OF KENTUCKY

COUNTY OF HENDERSON

Subscribed and sworn to before me by **JUSTIN T. KING,** this 23 day of October, 2023.

My commission expires 2-13-2024

Britney A. Gish

Notary Public

Notary Public ID No. KyNP1166

BRITTNEY A. GISH NOTARY PUBLIC STATE AT LARGE, KENTUCKY COMM. EXPIRES 02/13/2024 NOTARY ID # KYNP1166

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me by **JOSEPH C. KING,** this 21st day of November, 2023.

My commission expires 10-04-2027

Kevin Peter Bur

Notary Public Bond # 005016149

Notary Public ID No. _____

KEVIN PETER BUR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY