THIS INSTRUMENT PREPARED BY:
Johnson McGinnis Elder Care Law
& Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Rebecca Bruch King, Trustee
111 Lindsley Park Drive
Nashville, TN 37206

Send Tax Bills To
Same

Map-Parcel No.
083 09 0 461.00

Karen Johnson Davidson County
Batch# 1120210 DEEDQC
04/08/2024 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240408-0024793

Quitclaim Deed to Trustee

Grantor: Benjamin King and Rebecca King, husband and wife
Grantee: Rebecca Bruch King, Trustee of the Revocable Trust of Benjamin Fenner King and Rebecca Bruch King, dated April 4, 2024.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 58.3 feet front of the South 108.3 feet of the West part of Lot No. 10 on the Map of Lindsley Park Addition as shown by plat of record in Plat Book 547, Page 76, in the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the East margin of Lindsley Park Drive, formerly Helen Avenue, 150.0 feet North of the Northeast corner of Lindsley Park Drive and Holly Street; thence, Northwestwardly with a curve and with the Easterly margin of Lindsley Park Drive 58.3 feet to a point; thence, East 178.4 feet to a point in the West line of a 28-foot strip of ground conveyed to Mrs. Julia A. Cunningham by deed from J.R. Melton, Trustee, et al, of record in Book 772, Page 368, Register's Office for Davidson County, Tennessee, said point also being 80.0 feet South of the most Northeasterly corner of Lot No. 10; thence South with Mrs. Julia A. Cunningham's West line 66.5 feet to a point; thence, Westwardly 167.3 feet to the point of beginning.

Being the same property conveyed to Benjamin King and Rebecca King, husband and wife, by deed from Garnett Houston Slatton, III, and Laine Slatton, husband and wife of record in Instrument Number 20231115-0088983, Register's Office for Davidson County, Tennessee.

Rebecca Bruch King and Rebecca King are one and the same person.
Benjamin Fenner King and Benjamin King are one and the same person.

This is improved property, known as: 111 Lindsley Park Drive, Nashville, TN 37206.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Benjamin Fenner King, Grantor

Rebecca Bruch King, Grantor

State of Tennessee
County of Davidson

On April 4, 2024, before me personally appeared Benjamin Fenner King, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

On April 4, 2024, before me personally appeared Rebecca Bruch King, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Rebecca Bruch King, Trustee
Grantee

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me on April 4, 2024.

Notary Public
My commission expires: 4/26/2027

* *

202404080024793

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 April 4, 2024.

Signature

4/4/24

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 4, 2024.

Notary's Signature
My Commission Expires: 12/27/2027

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER