QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1127887 DEEDQC
04/26/2024 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Paul F. T. Edwards, Trustee of Blake King 2020 Trust & Kenneth W. King	**Same as New Owner**	
(NAME)	(NAME)	**092 12 4A 135.00**
1715 Aaron Brenner Drive, Suite 800		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38120		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL F. T. EDWARDS, TRUSTEE OF BLAKE KING 2020 TRUST DATED NOVEMBER 18, 2020,** hereinafter called the Grantor, by these presents does hereby quitclaim unto **KENNETH W. KING, MARRIED,** hereinafter called the Grantee, his heirs, successors and assigns, **an undivided five percent (5%) interest** in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2609, of The Residences at Broadwest, a Condominium as established in Declaration of record at Instrument No. 20201123-0137217, as amended (if applicable) at Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119, in the Register's Office of Davidson, Tennessee, to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul F. T. Edwards, Trustee of Blake King 2020 Trust dated November 18, 2020 by Warranty Deed from Toni Renee Spangler, Trustee of the Spangler Family Trust dated November 9, 2021, of record in Instrument No. 20240212-0009633, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ unimproved __X___ improved property known as: 1616 West End Avenue, #2609, Nashville, TN 37203.

Witness my hand this this 25th day of April, 2024.

Blake King 2020 Trust dated November 18, 2020

By: _____, Trustee
Paul F. T. Edwards, Trustee

STATE OF Tennessee

COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Paul F. T. Edwards, Trustee of Blake King 2020 Trust dated November 18, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of April, 2024.

_____
Notary Signature
My commission expires: 1/3/2028

LISA SISSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

RETURN TO:
Paul F. T. Edwards, Trustee of Blake King 2020 Trust & Kenneth W. King
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120

True Copy Certification

I, **Kaz Arbogast,** 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 this the 26th day of April, 2024.

Affiant Signature
Date 4/26/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26th day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025