Karen Johnson
Batch # 1160216
07/22/2024 12:15:04 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240722-0054721

Prepared By:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Cody and Lauren King, Co-Trustees
The Cody and Lauren King Revocable Family Trust
5307 General Forrest Court
Nashville TN 37215

TENNESSEE QUIT CLAIM DEED
(Map and Parcel #: 145-13-0-022.00)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, Austin C King and Lauren K King, a married couple residing in Tennessee (herein, "Grantor"), do hereby remise, release and forever quitclaim to THE CODY AND LAUREN KING REVOCABLE FAMILY TRUST, dated February 7, 2024, a Revocable Trust based in Tennessee, Austin C King and Lauren K King, Co-Trustees (herein, "Grantee"), , as follows:

> all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 5307 General Forrest Court, Nashville (Davidson County) Tennessee 37215, to wit:
>
> Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference]:
>
> **[PLEASE SEE EXHIBIT A ATTACHED HERETO]**

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee, on this 7 day of February 2024.

GRANTOR:

Austin C King

Lauren K King

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor(s), Austin C King and Lauren K King, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, each has executed the same, in their capacity as Grantor, voluntarily on this date.

DALEN FARMER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Expires on 02/21/2027

Given under my hand this 7 day of February 2024.

Dalen Farmer, Notary Public

My Commission Expires: 02-21-2027

ACKNOWLEDGED BY GRANTEE:

THE CODY AND LAUREN KING
REVOCABLE FAMILY TRUST, dated February 7, 2024:

AUSTIN C KING, Co-Trustee

LAUREN K KING, Co-Trustee

OATH OF CONSIDERATION

RE: Improved Real Property at 5307 General Forrest Court, Nashville (Davidson County) Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

Austin C King, Grantor

02/07/2024
DATE

Subscribed and sworn before me, this 7 day of February 2024.

Dalen Farmer, Notary Public

MY COMMISSION EXPIRES: 02-21-2027

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Tyne Valley Estates, Section 9, as of record in Plat Book 3700, Pages 65 and 66, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Jacob Tallent and wife, Ann Greathouse Tallent by Warranty Deed from Susan Carol Schatz, Executor of the Estate of Karl Gehlmann, deceased recorded on the 20th day of October, 2009 in Instrument No. 20091020-0096974, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Austin King and Lauren King, husband and wife ("Grantees") by Warranty Deed from Jacob Tallent and Ann Greathouse Tallent, husband and wife ("Grantor"), Instrument No. 20170530-0053193 recorded May 30, 2017 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amdended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATES, SECTION 9, as recorded in Plat Book 3700, Page(s) 65 and 66. Covenants, Conditions, and Restrictions as set forth in Restrictive Covenants recorded in Book 4016, Page 632.

Agreement for Dedication of Easement as set forth in Instrument recorded in Book 7487, Page 596.

This is improved property located at 5307 General Forest Court, Nashville Tennessee 37215.