Karen Johnson
Batch # 1160406
07/22/2024 12:31:26 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240722-0054751

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Suite 710
Nashville, TN 37219
jmcdonald@ejrlaw.com

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The Randolph King Revocable Trust 4225 Drakes Branch Road Nashville, Tennessee 37218	Same.	058 15 0 027.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Randolph King**, by these presents does hereby quitclaim and convey unto **The Randolph King Revocable Trust, U/A Dtd. July 12, 2024**, all of his one-half right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 4225 Drakes Branch Road, Nashville, Tennessee 37218.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal on this 12th day of July, 2024.

Randolph King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said County, **Randolph King**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Randolph King

Subscribed and sworn to before me, this 12th day of July, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Royal Crest Subdivision, as of record in Book 3700, Page 86, Register's Office for said county, described as follows: Beginning on the westerly margin of Drakes Branch Road with the line between Lots Nos. 17 and 18, South 74 degrees 12' 45" West 223.40 feet to the common corners of Lots Nos. 16, 17, 18, and 19; thence with the line between Lots Nos. 18 and 19, South 220.41 feet to the northerly margin of Drake Court; thence with said Road, North 69 degrees 21" East 195.10 feet to the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.39 feet to the westerly margin of Drakes Branch Road; thence with said road North 176.46 feet to the beginning.

Being the same property conveyed to Randolph King and Artrie B. King, husband and wife, by Warranty Deed from American Consulting Corporation, of record as Instrument Number 20040810-0096429, in the Register's Office for Davidson County, Tennessee.