Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 2630558TN

Karen Johnson Davidson County
Batch# 1309458 DEEDQC
08/13/2025 08:37:30 AM 6 pgs
Fees: $33.00 Taxes: $185.00
20250813-0064309

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 173-00-0-131-00

QUITCLAIM DEED

THIS DEED made and entered into on this 23 day of July, 2025, by and between **Christopher T. King, unmarried** and **Gracie Andrews King, unmarried, who acquired title as his wife,** residing at 1321 Barnes Road, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Christopher T. King, an unmarried man,** residing at 1321 Barnes Road, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FIFTY THOUSAND and NO/100 ($50,000.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1321 Barnes Road, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/2/2013 under Instrument No. 20130802-0080929 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher T. King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Christopher T. King** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~Nashville~~ Davidson County Tennessee, this 30 day of July, 2025.

Notary Public

My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gracie Andrews King
Gracie Andrews King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gracie Andrews King** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Bank of America, this 23rd day of July, 2025.

Notary Public

My Commission expires: 05/05/2028

MARIA A VARGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, RICE ESTATES, SECTION 1, OF RECORD IN BOOK 5210, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID Number: 173-00-0-131-00

Property commonly known as: 1321 Barnes Road, Nashville, TN 37013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $50,000.00.

Affiant

Print Name: Christopher T. King

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 30 day of July, 2025.

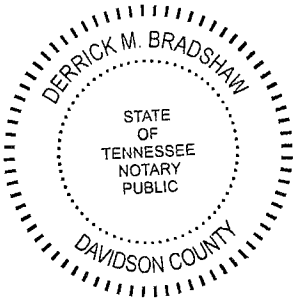
Notary Public
My Commission Expires: 1-24-2028

Name and address for person(s) responsible for taxes:

Christopher T. King
1321 Barnes Road
Nashville, TN 37013

Name and address of property owner:

Christopher T. King
1321 Barnes Road
Nashville, TN 37013



Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 07/23/2025 (date of document).

Affiant Signature

07/23/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737