Karen Johnson Davidson County
Batch# 1356652 DEEDQC
12/11/2025 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098497

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 111266TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **GENE A. KING and wife NANCY KING**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **GENE A. KING** and **NANCY KING**, married to each other, as tenants by the entireties, whose address is 753 Fitzpatrick Road, Nashville, TN 37214, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LOCATED IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 4 ON THE PLAN OF LARCHWOOD SECTION "ONE-A" AS OF RECORD IN PLAT BOOK 5060, PAGE 137, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 096 16 0 121.00

PCL111266TNDQTC01010103

Street address of property: 753 Fitzpatrick Road, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Book 8096, Page 815 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Gene A. King and Nancy King, 753 Fitzpatrick Road, Nashville, TN 37214 – New Owner

Signed this 2 day of December, 2025.

Signature(s) of Grantor(s):

Gene A. King
GENE A. KING

Nancy King
NANCY KING

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 2nd day of December, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **GENE A. KING and NANCY KING**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/(their) free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Loretta L. Peters
Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL111266TNDQTC01010203

OATH OF CONSIDERATION

we, Gene A. King and Nancy King, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 2 day of December, 2025.

Signatures of Affiant(s):

Gene A. King

Nancy King

State of Tennessee County of Davidson

Sworn and subscribed before me this 2nd day of December, 2025.

Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL111266TNDQTC01010303

Tennessee Certification of Electronic Document

I, Kimberlee Hotelt, 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 12-2-25 (date of document).

Affiant Signature

12-9-25
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 9 day of December, 2025.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL