This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Suite 200
Mount Juliet, TN 37122
615-263-0950

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1400347 DEEDQC
04/02/2026 08:42:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260402-0026217

Address New Owner As Follows	Send Tax Bills To:	Map Parcel No.
Kimberly A. Martin, Trustee of the King Family Trust, Dated March 30, 2026 3703 Plantation Drive Hermitage, Tennessee 37076	SAME	074 16 0 102.00

TRUSTEE'S DEED

IN CONSIDERATION of Zero Dollars ($0.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, **Barbara A. King, as Trustee for The Roy T. King And Barbara A. King Revocable Living Trust,** (the "Grantor"), does hereby sell, transfer, convey, and forever quitclaim unto Kimberly A. Martin, Trustee of the King Family Trust, dated March 30, 2026 (herein the "Grantee"), any and all of my right, title, and interest in and to the following tract(s) or parcel(s) of land, situated, and lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot. No. 975 on the Plan of Hermitage Hills, Section 11, as of record in Book 3600, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 975 fronts 100 feet on the easterly side of Plantation Drive and extends back 146.64 more or less feet on the northerly line and 167.44 feet on the southerly line to a dead line in the rear, measuring 74.65 feet thereon.

Being the same property conveyed to Roy T. King and Barbara A. King, as Trustees for the Roy T. King and Barbara A. King Revocable Living Trust, by Limited Warranty Deed from Roy T. King and Barbara A. King, of record in Instrument No. 20050623-0072441, in the Register's Office for Davidson County, Tennessee. Roy T. King died on January 23, 2023.

This improved and unimproved property known as 3703 Plantation Drive, Hermitage, TN 37076.

GRANTEE herein assume and agree to pay all taxes assessed against said real estate for the year 2026.

GRANTOR AND GRANTEE acknowledge that no title examination has been made by the preparer and Clements & Eubanks, PC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the party(ies)

acknowledge that Clements and Eubanks, PC, have prepared this instrument upon information furnished, examined and proofread by the party(ies). The party(ies) has/have also been advised to carefully proofread the document if any errors are found after the recording of the document, the party(ies) will pay for the preparation and filing of any corrections.

WITNESS MY HAND as of this 30th day of March, 2026.

Barbara A. King, Trustee

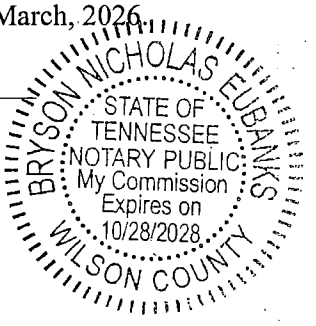
Barbara A. King, Trustee of the Roy T. King and Barbara A. King Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this this 30th day of March, 2026, before me personally appeared, Barbara A. King, Trustee of the Roy T. King and Barbara A. King Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument, with the requisite authority as Trustee thereof, and acknowledged that such person executed the same as such person's free act and deed for the purposes contained herein.

Witness my hand, at office, this 30th day of March, 2026.

Bryson Eubanks, Notary Public
My commission expires: 10/28/2028



STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Lily Bloodworth
Affiant

Subscribed and sworn to before me on this 30th day of March, 2026.

Bryson Eubanks, Notary Public
My commission expires: 10/28/2028

