This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 387738 DEEDWARR
04/17/2020 01:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200417-0040629

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RANDALL FORSHA, Trustee KERRI FORSHA, Trustee FORSHA REVOCABLE LIVING TRUST dated April 14, 2020 880 Tulip Grove Road Hermitage, TN 37076	SAME	07500017200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Stacy Boyett
AFFIANT

JAMES M ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this April 14, 2020.

James M Adcox III
Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, RANDALL FORSHA, and KERRI FORSHA, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to RANDALL FORSHA, and KERRI FORSHA, TRUSTEES of the FORSHA REVOCABLE LIVING TRUST, dated April 14, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 14th day of April, 2020.

By: _____
RANDALL FORSHA

_____
KERRI FORSHA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDALL FORSHA, and KERRI FORSHA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee, this 14th day of April 2020.

_____
NOTARY PUBLIC

My Commission Expires: 10-7-2023

JAMES M ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

A parcel of land, being part of the Ray G. Brunner property in Deed Book 9586, Page 348, situated in the 13th Councilmatic (sic) District of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick - RLS #674, dated February 20, 1997, and described as follows: beginning at a new iron rod on the northwesterly margin of Tulip Grove Road, said point of (sic) being 140.00 feet in a northeasterly direction 21 degrees, 43 minutes, 38 seconds along the said margin of Tulip Grove Road from the southwest corner of the Ray Brunner and wife property as recorded in Deed Book 9586, Page 348, and being the southwest corner of the property herein described; thence north 58 degrees, 19 minutes, 51 seconds west a distance of 878.0 feet to a new iron rod; thence south 71 degrees 35 minutes 23 seconds west a distance of 179.71 feet to a point in the easterly boundary of the Joseph Dykes property recorded in Deed Book 8285, Page 747; thence along the easterly boundary of the Joseph Dykes property N 25 degrees, 21 minutes 56 seconds east a distance of 267.90 feet to an existing iron rod in a fence line being the southwesterly boundary of the Danny Sheehan property recorded in Deed Book 5978, Page 765; thence along the Sheehan property as follows: south 55 degrees 18 minutes 50 seconds east a distance of 344.47 feet; thence north 31 degrees 53 minutes 54 seconds east a distance of 34.95 feet to an existing iron rod; thence south 54 degrees 44 minutes 56 seconds east 200.00 feet to a point; thence north 31 degrees 53 minutes 54 seconds east 220.0 feet to an existing iron rod in the southerly margin of Tulip Grove Road as follows: south 54 degrees 44 minutes 56 seconds east a distance of 218.99 feet to a point in a curve; thence along the curve to the right having a radius of 258.35 feet, a distance of 339.66 feet; thence south 21 degrees 43 minutes 38 seconds west a distance of 133.40 feet to the point of beginning.

BEING the same property conveyed to Richard G. Poen and Diane W. Poen by deed from Robert C. Booker and Pamela R. Booker, of record in Instrument 20130520-0050470, dated May 16, 2013, Register's Office for said County.

Being the same property conveyed to RANDALL FORSHA and KERRI FORSHA, husband and wife, by Warranty Deed of record from Richard G. Poen and Diane W. Poen, husband and wife, in Instrument Number 20160120-0005931, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

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

This is improved property known as 880 Tulip Grove Road, Hermitage, TN 37076.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

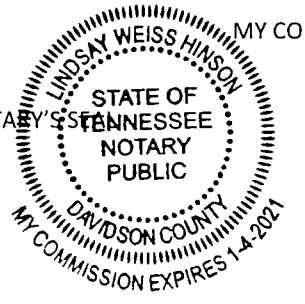
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).