Name and Address of New Owner:
Wallace Forsythe, Sr. and Patrick Hunter Forsythe, Sr.

Send Tax Bills To:
1039 Old Clarksville Pk.
Nashville TN 37080

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 886624 DEEDWARR
07/11/2022 09:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20220711-0079220

Map & Parcel No: 013-00-0-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carla C. Bruce and Lesa C. Mulcahy, Trustees of The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss dated March 14, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wallace Forsythe, Sr., married, and Patrick Hunter Forsythe, Sr., married** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Tract 1: BEING Lot No. 1 of the division of the J. W. Dowlen land as shown on plat, and described as follows: BEGINNING at a stake in the center of the Old Clarksville and Nashville Pike, at the intersection of said pike and Draper Drive; thence, with the center of said pike, South 81 degrees 30 minutes East 211 feet to a stake in the center of said pike; thence with Gasser's west line, due South 192.3 feet to a stake in said line, northeast corner of J. W. Dowlen's ½ acre tract; thence, with the north line of said ½ acre tract, due West 208.7 feet to a stake in the east margin of Draper Drive, northwest corner of J. W. Dowlen's ½ acre tract; thence, with the east margin of Draper Drive, due North 224.3 feet to the beginning, containing one acre, more or less.

Tract 2: BEING Lot No. 2 of the J. W. Dowlen land as shown on plat, and described as follows: BEGINNING at a stake in the east margin of Draper Drive, southwest corner of Lot No. 1 of the Dowlen land; thence with the south line of Lot No. 1, East 208.7 feet to a stake, southeast corner of said Lot No. 1; thence South 104.4 feet to stake; thence West 208.7 feet to a stake in the east margin of Draper Drive; thence North 104.4 feet with said margin of Draper Drive to the beginning, containing ½ acre, more or less.

Tract 3: BEING Tract No. 3 of the Division of the Dowlen land as shown on Plat and described as follows: BEGINNING at a stake in the east margin of Draper Drive, southwest corner of Lot No. 2; thence with the south line of said Lot No. 2, East 208. 7 feet to a stake, southeast corner of said Lot No. 2; thence South 104.3 feet to a stake; thence West 208. 7 feet to a stake in the east margin of Draper Drive, thence with east margin of Draper Drive, North 104.3 feet to the beginning, containing 1.2 acres, more or less.

Being the same property conveyed to Carl B. Chambliss and Gloria W. Chambliss, Trustee of the Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss, dated March 14, 2018 from Carl B. Chambliss, Trustee under the Carl B. Chambliss Revocable Living Trust, by Quitclaim Deed dated 06/08/2018 and recorded 01/10/2019 in

Instrument No. 20190110-0002623, Register's Office of said County.

Being the same property conveyed to Carl B. Chambliss, Trustee under the Carl B. Chambliss Revocable Living Trust from Carl B. Chambliss and wife, Gloria Chambliss, by Quitclaim Deed dated 04/03/2015 and recorded 04/13/2015 in Instrument No. 20150413-0032295, Register's Office of said County.

Being the same property conveyed to Carl B. Chambliss and Gloria Chambliss from The Estate of Jane Christine Mosier, Linda Gatlin, Executrix and Melba Pinkerton, Executrix, by Warranty Deed dated 08/27/2012 and recorded 10/03/2012 in Instrument No. 20121003-0090583, Register's Office of said County.

Property more commonly known as 6639 Old Clarksville Pike, Nashville, TN 37080.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ___ day of May, 2022.

The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss dated March 14, 2018

By: Carla C. Bruce (SEAL)
Carla C. Bruce, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this 10 day of May, 2022, before me personally appeared Carla C. Bruce, Trustee of The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss dated March 14, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of May, 2022.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/2024

SHANNON O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2022.

The Revocable Trust of Carl B. Chambliss and
Gloria W. Chambliss dated March 14, 2018

By: Lesa C. Mulcahy, Trustee (SEAL)
Lesa C. Mulcahy, Trustee

STATE OF Florida
COUNTY OF Sarasota

On this 9th day of May, 2022, before me personally appeared Carla C. Bruce and Lesa C. Mulcahy, Trustees of The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss dated March 14, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of May, 2022.

See Attached
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of May, 2022.

Notary Signature
My commission expires: 11/2/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 9th day of May, 2022 by
Date *Month* *Year*

Lesa C. Mulcahy
Name of Person Acknowledging

Debra A. Dray
Signature of Notary Public — State of Florida

Debra A. Dray
Name of Notary Typed, Printed or Stamped

DEBRA A DRAY
Notary Public - State of Florida
Commission # HH 132055
My Comm. Expires May 21, 2025

☐ Personally known

☒ Produced Identification

Type of Identification Produced: Florida Driver License

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: May 9, 2022 Number of Pages: 3

Signer(s) Other Than Named Above: Carla C. Bruce

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TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 05/10/2022 (date of document).

Shannon O'Neill

05/10/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10 day of May, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD