THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

The 1520 Forrest Avenue Living Trust
4426 Saunders Avenue
Nashville, Tennessee 37216

Address New Owner(s) as follows:

The 1520 Forrest Avenue Living Trust
4426 Saunders Avenue
Nashville, Tennessee 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
083-09-0-394.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 18th day of January 2023.

Notary Public

My Commis
09/21/2026

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 963952 DEEDQC
01/24/2023 10:38:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230124-0005357

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSICA J TAMMARO AND TYLER HORNER, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **JESSICA J TAMMARO AS TRUSTEE OF THE 1520 FORREST AVENUE LIVING TRUST DATED JANUARY 18, 2023 AND TYLER HORNER AS TRUSTEE OF THE 1520 FORREST AVENUE LIVING TRUST DATED JANUARY 18, 2023,** HEREINAFTER CALLED GRANTEEs, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTORS' INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN RUTHERFORD COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit "A"

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises. Said property is commonly known as 1520 Forrest Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18th day of January 2023.

JESSICA J TAMMARO

TYLER HORNER

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 **JESSICA J TAMMARO AND TYLER HORNER**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January 2023.

My commission expires: 09/21/2026

Notary Public

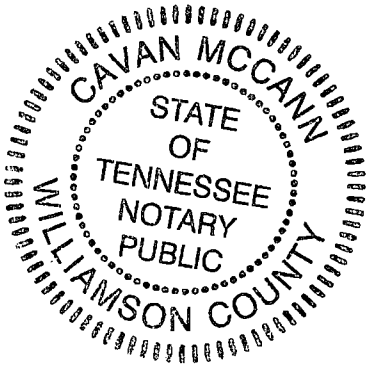


EXHIBIT A

Being Lot No. 23 and the easterly 20.0 feet of Lot No. 24 on the plan of SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, of record in Plat Book 57, Page 66, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Said Lot No. 23 and part of Lot No. 24, which together form a corner lot, front together 62.1 feet on the southeasterly margin of Forrest Avenue and extends back between parallel line 150.0 feet along North 16th Street (formerly Hickman Street) to a dead line in the rear along a 14.0 feet alley.

Being the same property conveyed to Jessica J Tammaro and Tyler Horner, wife and husband, by warranty deed dated December 18, 2020 from Paul B. Law and wife, Samantha D. Law, of record in Instrument Number 20201221-0151090, Register's Office for Davidson County, Tennessee.