Karen Johnson Davidson County
Batch# 1002676 DEEDWARR
05/12/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230512-0035685

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$470,000.00**

Subscribed and sworn to before me this 10th day of May, 2023.

Notary Public
My Commission Expires: _____

Affiant

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
WILLIAM FREDERICK FORST & STACY ANN FORST **2079 Graceland Drive** **Goodlettsville, TN 37072**	New Owner	012-03-0-030.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DENNIS P. MITCHELL, CO-TRUSTEE OF THE NORMA H. EARHEART IRREVOCABLE TRUST, UTA DATED AUGUST 24, 2011**, have this day bargained and sold, and do hereby transfer and convey unto the said **WILLIAM FREDERICK FORST AND STACY ANN FORST, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 105 on the Plan of Grizzard Manor, Section 5, of record in Plat Book 4675, page 163 and amended in Book 4883, page 280 and Book 5067, page 912, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to NORMA H. EARHEART, UNMARRIED AND TAYLOR C. CRISP, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from CUMBERLAND TRUST AND INVESTMENT COMPANY AS TRUSTEE OF JOSEPH BYRNS PITT, JR. REVOCABLE TRUST, of record in Instrument No. 20180426-0039319, dated April 16, 2018, said Register's Office. Being further conveyed to SHANNON D. CAMPBELL AND DENNIS P. MITCHELL, CO-TRUSTEES OF THE OF NORMA EARHEART IRREVOCABLE TRUST, UTA DATED AUGUST 24, 2011, by quitclaim deed from NORMA H. EARHEART AND TAYLOR CRISP, of record in Instrument No. 20190405-0031223, dated April 5, 2019, said Register's Office.

Pursuant to Article XII, Section B. of the Norma H. Earheart Irrevocable Trust Agreement UTA, dated August 24, 2011, the said Dennis P. Mitchell, Co-Trustee has the authority to execute this Instrument individually in his sole capacity without joinder of any Co-Trustee.

This conveyance is subject to all restrictions, easements and planning documents of record.
This is improved property known as: 2079 Graceland Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my 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 10th day of May, 2023.

NORMA H. EARHEART IRREVOCABLE TRUST, UTA DATED AUGUST 24, 2011

DP Mitchell - Co-Trustee

DENNIS P. MITCHELL, CO-TRUSTEE

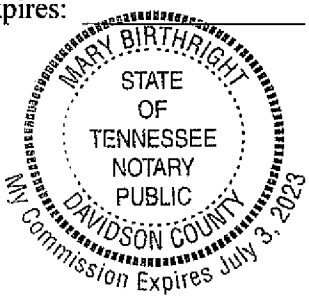
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **DENNIS P. MITCHELL, CO-TRUSTEE OF THE NORMA H. EARHEART IRREVOCABLE TRUST, UTA DATED AUGUST 24, 2011**, the within named Bargainors, 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 at Goodlettsville, Tennessee this the 10th day of May, 2023.

Mary Birthright
NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/10/23 (date of document).

Jennifer L. Pennell

5/12/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

