Karen Johnson Davidson County
Batch# 1005827 DEEDWARRSP
05/22/2023 10 15 29 AM 2 pgs
Fees $12 00 Taxes $0 00
20230522-0038249

This Instrument Prepared By,
And Once Recorded, Return To:
New owner / Send Tax Bills to:

Frank Forte
412 Caledonian Ct.
Nashville, TN 37211

Parcel Identification Number: 172-10-0B-134.00

Special Warranty Deed

This Special Warranty Deed is made this 19 day of ~~April~~ May 2023, by **Frank Forte,** a single man, whose post office address is 412 Caledonian Ct., Nashville, TN 37211 (the "Grantor"), in favor of **Frank Forte, as Trustee of the Frank Forte 2023 Revocable Trust** (the "Grantee"), whose post office address is 477 Capistrano Drive, Palm Beach Gardens, FL 33410, conferring unto Grantee, without diminution or restriction of the powers vested in the Grantee by law, or elsewhere in the Trust instrument, and subject to all other provisions of the Trust instrument, the Grantee, without the necessity of procuring any judicial authorization, or approval, shall be vested with, and in the application of the Grantee's best judgment and discretion in behalf of the beneficiaries of the Trust instrument shall be authorized to exercise, the powers specifically enumerated in TN Code §35-5-110.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to or accepting the instrument and their respective legal representatives, successors and assigns)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt, sufficiency and adequacy whereof is hereby conclusively acknowledged, has granted, bargained, sold and conveyed the Property defined below, to the Grantee and his legal representatives, successors and assigns in fee simple forever, which Property is situate, lying and being in Davidson County, Tennessee, and more particularly described as follows:

> Lot 26 of the **Plan of Christiansted Valley, Phase Three,** a Planned Unit Development according to the Plat thereof recorded as Instrument No. 20060316.0030458 of the Register's Office in and for Davidson County, Tennessee (the "Property"). Current Source of Title 20180702-0063958

Subject to real property taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable; all zoning regulations; and all matters contained in the Plat of Plan of Christiansted Valley, Phase Three as recorded as Instrument No. 20060316.0030458 of the Register's Office in and for Davidson County, Tennessee, without intending to re-impose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same unto the Grantee, its legal representatives, successors and assigns in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of and possessed of the Property; that Grantor has the right to convey the Property and Grantor warrants the title against all persons claiming by, through or under the said Grantor.

In Witness Whereof, Grantor has hereunto affixed his hand and seal to this Deed on the day and year first written above.

Signed, sealed and delivered in our presence:

Signature of Witness

JAMES L. NICHOLSON
Print Name of Witness

Signature of Witness

Caitlin Aaron
Print Name of Witness

Grantor:

Frank Forte

State of Tennessee)
) **SS:**
County of Davidson)

On this 19th day of ~~April~~ May 2023, before me personally appeared **Frank Forte**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Signature of Notary Public
and affix official seal

Phyllis Gaines
Print, type, or stamp commissioned name

PHYLLIS GAINES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025