Karen Johnson Davidson County
Batch# 1038342 DEEDQC
08/15/2023 11 17 59 AM 3 pgs
Fees $17 00 Taxes $0 00
20230815-0063454

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
RHONDA LYNN FORNEY and KEVIN RAY FORNEY
LIVING TRUST Dated August 15th, 2023
RHONDA LYNN FORNEY and KEVIN RAY FORNEY
Trustees
2057 Hickory Brook Drive
Hermitage, Tennessee, 37076

SEND TAX BILL TO:
Same

MAP/PARCEL:
097 02 0A 390 00

TRUSTEES'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

RHONDA LYNN FORNEY and KEVIN RAY FORNEY, a married couple, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as married individuals, to the RHONDA LYNN FORNEY AND KEVIN RAY FORNEY LIVING TRUST Dated August 15th, 2023, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows

LAND in Davidson County, Tennessee, being Lot No. 390 On the plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument Number 20130702-0068170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to KEVIN FORNEY and RHONDA FORNEY, husband and wife, by Warranty Deed from Anthony Lee Burden, and wife, Susan Burden f/k/a Susan Vanstone Walker, dated August 19th, 2019 and recorded August 20th, 2019 in Instrument Number 20190820-0083537, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The property is commonly known as 2057 Hickory Brook Drive, Hermitage, Tennessee 37076.

I, the above listed grantor conveys my interest in the real property to the RHONDA LYNN FORNEY AND KEVIN RAY FORNEY LIVING TRUST Dated August 15th, 2023

RHONDA LYNN FORNEY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 15th day of August 2023

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires.

JAN 2 9 2025

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I, the above listed grantor conveys my interest in the real property to the RHONDA LYNN FORNEY AND KEVIN RAY FORNEY LIVING TRUST Dated August 15th, 2023.

KEVIN RAY FORNEY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 15th day of August, 2023.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the RHONDA LYNN FORNEY AND KEVIN RAY FORNEY LIVING TRUST Dated August 15th, 2023.

RHONDA LYNN FORNEY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 15th day of August, 2023.

NOTARY PUBLIC

My commission expires.
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

***

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed I, the above listed grantor conveys my interest in the real property to the RHONDA LYNN FORNEY AND KEVIN RAY FORNEY LIVING TRUST Dated August 15th, 2023

KEVIN RAY FORNEY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 15th day of August, 2023.

NOTARY PUBLIC

My commission expires·
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.