Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-3899

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of September, 2023

Notary Public
Commission Expires: 4/23/2025

Karen Johnson Davidson County
Batch# 1055635 DEEDWARR
09/29/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230929-0076708

Address of New Owner	Send Tax Bills To:	Map & Parcel
Restoration Dream Homes, LLC 5046 Suter Drive Nashville, TN 37211	New Owner 152 Asher Downs Cir Nolensville, TN 37135	147-10-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William Francis Forbes, Jr and wife, Nancy Gibson Forbes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Restoration Dream Homes, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, in the Register's Office for said County.

Said Lot No. 286 fronts 88.7 feet on the Easterly sice of Suter Drive and runs back 135.1 feet on the Northerly line and 141.45 feet on the Southerly line to rear line on which it measures 95.0 feet.

Being the same property conveyed to William Francis Forbes, Jr and wife, Nancy Gibson Forbes by Warranty deed from James A Matheney and Sandra W Matheney (now Schou) of record in Book 6922, page 276 Register's Office for Davidson County, Tennessee, dated June 26, 1986 and recorded on July 18, 1986. and re-recorded on August 15, 1986, recorded Book 6950, Page 271.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5046 Suter Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of September, 2023.

William F. Forbes Jr.
William Francis Forbes, Jr.

Nancy Gibson Forbes
Nancy Gibson Forbes

STATE OF TENNESSEE
COUNTY OF WILSON

On this 28th day of September, 2023, before me personally appeared William Francis Forbes, Jr. and Nancy Gibson Forbes, 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 28th day of September, 2023.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/28/2023 (date of document).

Affiant Signature

9/29/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of Sept., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County