AFTER RECORDING RETURN TO:
Liberty Title
275 West Natick Road, Suite 1000
Warwick, RI 02886
File No. RIN24029889

Karen Johnson Davidson County
Batch# 1118195 DEEDQC
04/03/2024 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023344

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 06509014400

QUITCLAIM DEED

THIS DEED made and entered into on this 28 day of March, 2024, by and between **Matthew Compton Fore, Successor Trustee of the 4813 Catskill Drive Trust,** residing at 4813 Catskill Dr, Nashville, TN 37138, hereinafter referred to as Grantor(s) and **Matthew C. Fore,** residing at 4813 Catskill Dr, Nashville, TN 37136, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, Being Lot No. 411-B on the Plan of Zone Lot Division Lot 411, Sherwood Forest, Section 4 of record in Plat Book 4190, Page 758, which amends Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Property Address: 4813 Catskill Drive, Nashville, TN 37138

Being the same property as conveyed from Matt Fore, Trustee of the Revocable Trust of Matt Fore to Scott Royal Smith, Trustee of the 4813 Catskill Drive Trust, dated June 22, 2022 and recorded on June 29, 2022 in Instrument No. 20220629-0075362, Davidson County records.

Scott Royal Smith has since resigned as Trustee of the 4813 Catskill Drive Trust, and Matthew Compton Fore was named the Successor Trustee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matthew Compton Fore, Successor Trustee of the 4813 Catskill Drive Trust

Matthew Compton Fore, Successor Trustee of the 4813 Catskill Drive Trust

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Matthew Compton Fore, Successor Trustee of the 4813 Catskill Drive Trust** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 570 Snapdragon Lane Hendersonville, TN 37075, this 28 day of March, 2024.

Susie J Ingram
Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Matthew C Fore

STATE OF TN
COUNTY OF Sumner

Subscribed and sworn to before me this 28 day of March, 2024.

Notary Public
My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Name and address for person(s) responsible for taxes:

Matthew C. Fore
570 Snapdragon LN
Hendersonville, TN 37075

Name and address of property owner:

Matthew C. Fore
570 Snapdragon LN
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 3/28/2024 (date of document).

Rebecca Horton
Affiant Signature

3/28/2024
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 28th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026