PROPERTY TAX INFORMATION:
OWNER: 1718 Venture LLC
1639 Sunset Road
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Jack E. Gritton, II
752 S. Church St.
Murfreesboro, TN 37130

From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

SEND TAX BILLS TO: same

Map/ Parcel: 117-15-0-137.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **BRADFORD FORRISTER as TRUSTEE of the CAROLYN KING FORRISTER MADDUX TRUST,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **1718 VENTURE LLC, a Tennessee limited liability company**, their heirs and assigns, forever, all of their interest in and to that certain tract or parcel of real estate lying in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Green Hills Subdivision, No. 2, of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 17 fronts 65 feet on the northwesterly side of Green Hills Avenue, as measured around a curve, and runs back between lines, 260 feet on the northeasterly line and 175 feet on the southwesterly line, to a dead line in the rear on which it measures 143 feet.

Being the same property conveyed to Bradford Forrister as Trustee of the Carolyn King Forrister Maddux Trust, heirs and assigns by Deed dated April 4, 2023 from Bradford Forrister as Personal Representatives of the Estate of Carolyn King Forrister Maddux, in accordance with the provisions of the Last Will and Testament of Carolyn King Maddux, recorded April 11, 2023, in Instrument Number 202304110026469, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 1718 Green Hills Avenue Nashville, Tennessee 37215

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Rutherford County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities and property taxes.

Karen Johnson Davidson County
Batch# 1187669 DEEDQC
09/30/2024 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075477
20240930075477

WITNESS MY HAND this 27th day of September, 2024.

Trustee

Bradford Forrister as Trustee of the
Carolyn King Forrister Maddux Trust

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, Bradford Forrister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself, to be the Trustee of the Carolyn King Forrister Maddux Trust, the within named bargainor, a Trustee, and he, as such Trustee, being authorized so to do, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained by signing the name of the trust by himself as such Trust.

Witness my hand and seal, at Office, this 27th day of September, 2024.

Sarah K. Hudson

Sarah K. Hudson, NOTARY PUBLIC

SARAH K HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 05 2026

My Commission Expires: 10/05/2026

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, on this 27th day of September, 2024.

Sarah K. Hudson

Sarah K. Hudson, NOTARY PUBLIC

SARAH K HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 05 2026

My Commission Expires: 10/05/2026

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or 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 09/27/2024. (Date of Document)

Affiant Signature

Date: 09/30/2024

State of Tennessee)

County of Rutherford)

Sworn and Subscribed to me this 30th day of September, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/2026

