QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Kimberley C. Kimball
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2025.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: 12-5-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1225449 DEEDQC
01/13/2025 07:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250113-0002123

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Randall and Kerri Forsha 880 Tulip Grove Road Hermitage, TN 37076	Same as Owner	086-16-0A-157.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **BEN P. ADAMS, an unmarried person** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **RANDALL FORSHA and KERRI FORSHA, a married couple** (hereinafter "Grantees"), and their heirs, successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Townhome Unit 157 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Being the same property conveyed to Ben P. Adams and Mary G. Adams, a married couple, and Randall Forsha and Kerri Forsha, a married couple, as tenants in common with right of survivorship by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated November 30, 2023 and recorded on December 1, 2023 in Instrument No. 20231201-0092981 in the Register's Office for Davidson County, Tennessee. The said Mary G. Adams died on October 23, 2024, extinguishing her interest in the property by right of survivorship, and this conveyance is for purpose of dissolving the tenancy in common of Grantor and Grantees and vesting sole title to the property in Grantees, who as a married couple become tenants by the entireties therein.

This is improved property known as 5084 Dayflower Drive, Hermitage, Tennessee 37076.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 9 day of January, 2025.

Ben P. Adams
Ben P. Adams, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben P. Adams, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 9 day of January, 2025.

Commission Expires: 12-05-2026

Mary Gail Porter
Notary Public



Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 9 day of January, 2025.

Ernest D. Bennett, III, Affiant — 01/09/2025 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 9 day of January, 2025

Commission Expires: December 5, 2026

Mary Gail Porter
Notary Public

