Prepared by.
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Karen Johnson Davidson County
Batch # 1234073 DEEDQC
02/04/2025 12 38 26 PM 2 pgs
Fees $12 00 Taxes $0 00

20250204-0008397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 31st day of January, 2025

Notary Public
My commission expires 09/07/2

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner	Send Tax Bills to	Tax Information
Robert Louis Forti, Trustee Pimrada Kongsomrit, Trustee 409 Prestwick Court Nashville, TN 37205	New Owner	104140H059 00CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Robert Louis Forti and wife, Pimrada Kongsomrit,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Robert Louis Forti and Pimrada Kongsomrit, as Co-Trustees, or their successor trustees in interest as they may appear, of The Robert Louis Forti Living Trust, u/a dated January 31, 2025, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Lot No 6, as shown on the Revised Final Plat of Whitworth Phase 3, Section 2, of record in Plat Book 7900, Page 969, corrected in Book 10270, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property

Being the same property conveyed to Robert Louis Forti, by warranty deed dated December 14, 2023, from Overton T. Smith and Jeanette E. Smith, husband and wife, of record in Instrument No 20231219-0097883, Office of the Register of Deeds of Davidson County, Tennessee.

Pimrada Kongsomrit joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to themselves as Trustees of their revocable living trust

This is improved property known as 409 Prestwick Court, Nashville, TN 37205

Witness my hand this 31st day of January, 2025

Robert Louis Forti

Pimrada Kongsomrit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert Louis Forti and Pimrada Kongsomrit**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2025

Notary Public

My commission expires 09/07/26

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON