THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

Karen Johnson
Batch # 1248382
03/20/2025 09 26 30 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs

20250320-0020220

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Amanda Birmer
Affiant

Sworn to and subscribed before me this 7 **day of** March, **2025.**

Notary Public
My Commission Expires: 10/29/28

CHRISTINE N MARCOON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Brian Joseph Forni **Shirley Kathryn Fleener**	108 Parker Drive	Owner	
108 Parker Drive	Antioch, TN 37013		**182-00-0-012.00**
Antioch, TN 37013			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Brian Joseph Forni, a married man** (Grantor), does hereby quitclaim, transfer and convey unto **Brian Joseph Forni and Shirley Kathryn Fleener, husband and wife,** (Grantees), their successors and assigns, all of their rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Lot no. 390, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brian Forni, married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20070622-0074683, Register's Office for Davidson County, Tennessee, dated June 15th, 2007 and recorded on June 22, 2007.

Being the same property conveyed to Brian Joseph Forni, unmarried by Warranty Deed from Michelle Lynn Forni of record in Instrument No. 20131009-0106093, Register's Office for Davidson County, Tennessee, dated October 7, 2013 and recorded on October 9, 2013.

WITNESS my hand this the 7 day of March, 2025

Brian Joseph Forni

Brian Joseph Forni

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Brian Joseph Forni,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of March, 2025.

CHRISTINE N MARON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/29/28