WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256590 DEEDWARR
04/04/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,023.90
20250404-0025827

File #25-TC-1249-C

(SEAL)

STANLEY M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/7/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeff Truitt and Kristi Truitt	Same	
(NAME)	(NAME)	**072 07 0 176.00**
1249 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CODY FORREST, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JEFF TRUITT, AND KRISTI TRUITT,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of KENMORE PLACE of record in Plat Book 332, Page (s) 32 and 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cody M. Forrest, a single man, by Warranty Deed from Johna Suzanne Meadows, Married, of record in Instrument No. 20170825-0087533, in the Register's Office of Davidson County, Tennessee, dated August 22, 2017 and recorded on August 25, 2017.

Being the same property conveyed to Cody Forrest, Trustee of the Cody Forrest Living Trust dated April 12, 2019, by Quitclaim Deed from Cody M. Forrest, a single man, of record in Instrument No. 20190418-0035974 in the Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 18, 2019.

Being the same property conveyed to Cody Forrest, a single man, by Quitclaim Deed from Cody Forrest, Trustee of the Cody Forrest Living Trust dated April 12, 2019, of record in Instrument No. 20210929-0130669, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021 and recorded on September 29, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENMORE PLACE, as recorded in Plat Book 332, Page(s) 32 and 33.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4231, Page 704.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7295, Page 952.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1249 McGavock Pike, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th day of April, 2025.

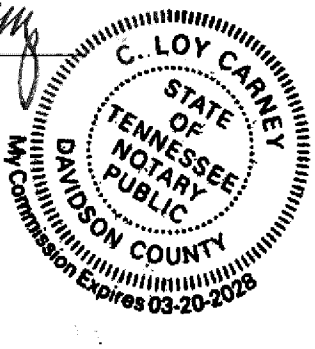
Cody Forrest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2025, before me personally appeared Cody Forrest, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Stanley N. Ross, 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 4/4/25 (date of document).

Affiant Signature

4/4/25

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 4th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/23/28

NOTARY'S SEAL

