This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1298394 DEEDWARR
07/17/2025 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056423

New Owner:	**Send Tax Bill:**	**Map/Parcel**
KEVIN ISAAC BRISCO, Trustee VERONICA THIERRY MALLETT, Trustee VERONICA MALLETT AND KEVIN BRISCO FAMILY TRUST dated November 4, 2024 3132 Forrest Park Avenue Nashville, TN 37215	SAME	117-01-0-191.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

Sworn to and subscribed before me this April 17, 2025.

Notary Public

My Commission Expires:

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, KEVIN ISAAC BRISCO, Sr, who is one and the same as KEVIN ISAAC BRISCO, and VERONICA THEIRRY MALLETT, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to KEVIN ISAAC BRISCO and VERONICA THIERRY MALLETT, Trustees of the VERONICA MALLETT and KEVIN BRISCO FAMILY TRUST, dated November 4, 2024, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this April 17, 2025.

By: Kevin I. Brisco
KEVIN ISAAC BRISCO, Sr

VT Mallett
VERONICA THIERRY MALLETT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEVIN ISAAC BRISCO, Sr and VERONICA THIERRY MALLETT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 17, 2025.

NOTARY PUBLIC

My Commission Expires: _____

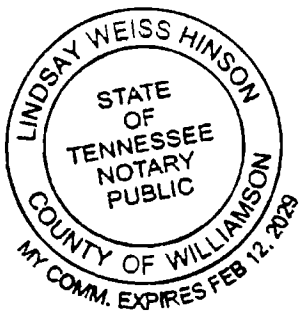


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Forrest Park of record in Plat Book 9700, Page 93, corrected in Book 10212, page 431, 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 KEVIN ISAAC BRISCO, Sr and VERONICA THIERRY MALLETT, husband and wife, by Warranty Deed of record from JANE M. SIEGEL, a single woman, in Instrument No. 20180404-0031574, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 240, corrected in Book 10212, page 431, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9928, Page 968, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 3132 Forrest Park Avenue, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX 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 April 17, 2025 (date of document).

Signature

4/17/2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of April 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029