Karen Johnson
Batch # 1311129
08/18/2025 08 27.25 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250818-0065403

This instrument was prepared by:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(i)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Dane A. Fornero Barbara Holloway Fornero 9695 Highway 96 Nashville, TN 37221	SWBC Mortgage Corp. 9311 San Pedro #110 San Antonio, TX 78216	P/O 178-00-0-003.01

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Dane Anthony Fornero**, now married and one and the same as Dane A. Fornero, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Dane A. Fornero and Barbara Holloway Fornero, husband and wife,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

PLEASE SEE THE ATTACHED EXHIBIT A

Being the same property conveyed to Dane Anthony Fornero, unmarried man, by Warranty Deed of record from Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022, in Instrument No. 20240308-0016235, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

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

This is improved property known as 9695 Highway 96, Nashville, TN 37221.

This conveyance is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating or dissolving a tenancy by the entirety by the conveyance from (a) one spouse to the other; (b) one spouse or both spouses to the original grantor or grantors in the instrument and the original grantor's spouse; (c) one spouse or both spouses to a trustee and the immediate reconveyance by the trustee in the same instrument as tenants in common, tenants in common with right of survivorship, joint tenants, or joint tenants with right of survivorship..

WITNESS my hand this 8th day of August, 2025.

Dane A. Fornero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Dane A. Fornero, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

Witness my hand, at office, this 8th day of August, 2025.

Matthew Faulk, Notary Public
My Commission Expires: January 30, 2029

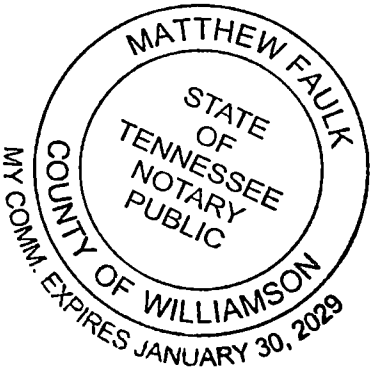


EXHIBIT A

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-07-24, File Number 3-396, as follows:

Beginning at an existing iron rod at a pipe on the west margin of Highway 96 being the southeast corner of Charlie B. Mitchell, Jr. (Instr: 20040716-0085154) located approximately 1,983 feet south of the intersection of Highway 100 and having a Tennessee State Plane Coordinate of N:612762.7382, E:1664260.8909;

Thence with the west margin of Highway 96

SOUTH 03 DEGREES 02 MINUTES 56 SECONDS EAST a distance of 160.80 feet to an existing iron rod,

Thence leaving said margin and with the north line of Mitchell Family Trust (Instr: 20230410.-0026112) NORTH 82 DEGREES 58 MINUTES 12 SECONDS WEST a distance of 288.87 feet to an existing tall pipe;

Thence with a new line and severing the property of Mitchell Family Trust (Instr: 20210409-0047442) NORTH 81 DEGREES 51 MINUTES 26 SECONDS WEST a distance of 538.93 feet to a set iron rod having a TSPC of N:612713.8678, E:1663449.2683;

Thence SOUTH 04 DEGREES 51 MINUTES 53 SECONDS WEST a distance of 304 70 feet to an existing iron rod capped "Birdwell 1797";

Thence with the west line of William Billips (Instr: 20220103-0000452)

SOUTH 04 DEGREES 22 MINUTES 09 SECONDS WEST a distance of 406.83 feet to an existing iron rod capped "Birdwell 1797";

Thence with the common line of Scott Tripp (Instr: 20200826-0096725)

SOUTH 57 DEGREES 19 MINUTES 18 SECONDS WEST a distance of 91.55 feet to an existing iron rod;

Thence SOUTH 69 DEGREES 21 MINUTES 57 SECONDS WEST a distance of 51.39 feet to a set iron rod capped "Chandler" and having a TSPC of N:11937 0707, E:1663267.2662;

Thence with a new line and severing the property of Mitchell Family Trust (Instr. 20210409-0047442) NORTH 04 DEGREES 34 MINUTES 49 SECONDS EAST a distance of 906.70 feet to a set iron rod at the base of a 20 inch cedar tree and having a TSPC of N:612840.8716, E:1663339.6699;

Thence SOUTH 87 DEGREES 10 MINUTES 32 SECONDS EAST a distance of 288.88 feet to an existing iron rod at the base of a stump;

Thence with the common line of Charlie B. Mitchell, Jr. (Instr: 20040716-0085154) SOUTH 87 DEGREES 28 MINUTES 08 SECONDS EAST a distance of 86.57 feet;

Thence SOUTH 84 DEGREES 43 MINUTES 29 SECONDS EAST a distance of 301.30 feet to an existing iron rod;

Thence SOUTH 82 DEGREES 30 MINUTES 31 SECONDS EAST a distance of 248.30 feet to an existing iron rod at a pipe which is the point of beginning,

having an area of 225358.08 square feet, 5.17 acres.