This instrument was prepared by:
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Karen Johnson
Batch # 1311129
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Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250818-0065404

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

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, Trustee Barbara Holloway Fornero, Trustee H&F Revocable Trust dated August 8, 2025 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 we, **Dane A. Fornero and Barbara Holloway Fornero**, husband and wife, as tenants by the entirety, 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, Trustees, or their successors in interest of the H&F Revocable Trust, dated August 8, 2025, and any amendments thereto,** all of our 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 A. Fornero and Barbara Holloway Fornero, husband and wife, by Quitclaim Deed of record from Dane Anthony Fornero, now married and one and the same as Dane A. Fornero, in Instrument No. 20250818-0065403 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 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 tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 8th day of August, 2025.

Dane A. Fornero

Barbara Holloway Fornero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Dane A. Fornero and Barbara Holloway Fornero, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their 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

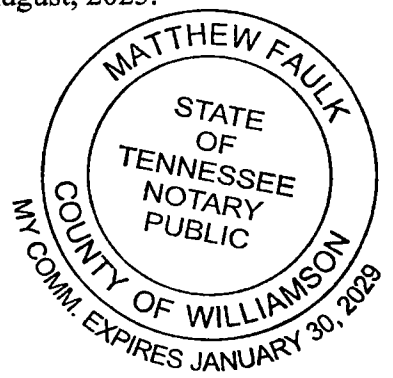


EXHIBIT A

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.