Karen Johnson Davidson County
Batch# 1326784 DEEDQC
09/25/2025 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076540

PREPARED BY:

Sophie L. Buntin, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Kimberly Forrest
AFFIANT

Subscribed and sworn to before me on this day, September 25, 2025.

Hannah Jones
Notary Public

My Commission Expires:

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Forrest Family Trust
706 Bowling Ave
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 01 0 111.00

QUITCLAIM DEED

Kimberly Forrest, married ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Forrest Family Trust**, dated September 25, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Patrick Anthony Forrest**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 25, 2025**.

Kimberly Forrest

Patrick Anthony Forrest

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kimberly Forrest and Patrick Anthony Forrest**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person s executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 25, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being the North 100.3 feet of Lot 4 on the Plan of Forrest Park Land Improvement Company, as of record in Plat Book 161, page 144, Register's Office for said County, described as follows:

Said part of Lot No. 4 fronts 100.3 feet on the east side of Bowling Avenue, formerly Golf Club Road and extends back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Kimberly Forrest, married, from Leta Morris Withers and Husband G. Adams Withers by deed of record in Instrument No. 20030611-0080455, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 706 Bowling Ave, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 September 25, 2025.

Affiant Signature

9-25-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 25, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES OCTOBER 24, 2028