Karen Johnson
Batch # 1328233
09/30/2025 08 22 52 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250930-0077526

PREPARED BY AND RETURN TO:
Ryan W. Barry, Attorney at Law
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
David Loren Forshee, Trustee 401 Granny White Pike, Brentwood TN 37027	David Loren Forshee, Trustee 401 Granny White Pike, Brentwood TN 37027	161 – 11 – 0 – A – 206.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, David L. Forshee (referred to hereunder as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto David Loren Forshee, Trustee of the Revocable Trust of David Loren Forshee U/A dated AUGUST 6TH, 2025 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 6th day of August, 2025.

GRANTOR:

DAVID L. FORSHEE

STATE OF TENNESSEE :
COUNTY OF Williamson :

On this 6th day of August, 2025, before me, a Notary Public of the state and county aforesaid, personally appeared DAVID L. FORSHEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS, my hand and seal this 6th day of August, 2025.

STATE OF TENNESSEE NOTARY PUBLIC CARLA R. MELTON SUMNER COUNTY

Notary Public
My Commission Expires: Aug. 19, 2026

STATE OF TENNESSEE :
COUNTY OF Williamson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

REVOCABLE TRUST OF DAVID LOREN FORSHEE U/A DATED Aug 6th, 2025

DAVID LOREN FORSHEE, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 6th day of August, 2025.

Notary Public
My Commission Expires: Aug. 19, 2026

STATE OF TENNESSEE NOTARY PUBLIC CARLA R. MELTON SUMNER COUNTY

EXHIBIT A

MAP & PARCEL: 161 – 11 – 0 – A – 206.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in DAVIDSON County, Tennessee, being Lot No. 206 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation, of the State of Tennessee and all obligations and privileges thereunto belonging or in any wise appertaining to said membership.

SOURCE OF TITLE: Being the same property conveyed to David L. Forshee by Warranty Deed of record in Instrument No. 20131223-0129342, Register's Office, Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, page 9, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4729, Page 687, amended in Book 4889, page 905 and Book 5394, page 243, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 4729, page 682, amended in Book 4890,page 84, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7423 page 622 and amended in Instrument No. 20080324-0029069, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 451 Huntington Ridge Drive, Nashville, TN 37211.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.