Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1382586 DEEDQC
02/18/2026 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260218-0012946

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Thomas Joseph Forrest, Jr. and Kristen Page Forrest, Co-Trustees Forrest Family Revocable Living Trust 227 Leonard Avenue Nashville, TN 37205	New Owner	10413006600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Thomas J. Forrest, Jr. and wife, Kristen Forrest,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Thomas Joseph Forrest, Jr. and Kristen Page Forrest, Co-Trustees, Forrest Family Revocable Living Trust Agreement dated February 18, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 34, Block C, in Branstord Realty Company's Subdivision, of record in Book 547, Page 53, of certain lots Blocks E, F, and C, in Whitland Realty Company's Subdivision of record in Book 332, Page 141, said Register's Office.

SAID Lot No. 34 fronts 60 feet on the westerly side of Leonard Avenue and runs back between parallel lines, 200 feet to a dead line in the rear.

Being the same property conveyed to **Thomas J. Forrest, Jr. and wife, Kristen Forrest**, by Warranty Deed dated September 25, 1995, from **Louis J. De Felice and wife, Rachel S. Felice**, recorded in Book 9808, Page 217, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **227 Leonard Avenue, Nashville, TN 37205.**

(Legal description from prior deed of record).

Kristen Forrest and **Kristen Page Forrest** are one and then same person.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 18th day of February 2026.

Thomas J. Forrest, Jr.

Kristen Forrest

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 **Thomas J. Forrest, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **Kristen Forrest**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 18th day of February 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 February 18, 2026.

Affiant Signature

February 18, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of February 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec. 10, 2029
COUNTY OF WILLIAMSON