Karen Johnson Davidson County
Batch# 1397365 DEEDQC
03/25/2026 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260325-0023670

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Batch# 1397365 DEEDQC
03/25/2026 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
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AFTER RECORDING RETURN TO:
Cosmopolitan Title
73 Cavalier Blvd.
Florence, KY 41042
File No. NKY-26-0014

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 073 13 0 215.01

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 5 day of Feb, 2026, by and between **Robert D. Whitson, a widower, individually and as surviving spouse of Linda T. Whitson, who departed this life on May 29, 2025,** residing at 2003 Forrest Green Drive, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Robert D. Whitson, unmarried,** residing at 2003 Forrest Green Drive, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2003 Forrest Green Drive, Nashville, TN 37216

Being the same property conveyed to the Grantor(s) in a Deed recorded on 083177 under Book 5192 Page 905 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Robert D Whitson

Robert D. Whitson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert D. Whitson** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 6th day of February, 2026.

Notary Public

My Commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: ROBERT D. WHITSON

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 5th day of February, 2026.

Notary Public
My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Name and address for person(s) responsible for taxes:

Robert D. Whitson
2003 Forrest Green Drive
Nashville, TN 37216

Name and address of property owner:

Robert D. Whitson
2003 Forrest Green Drive
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE PLAN OF SECTION THREE, HENDERSON GARDENS, OF RECORD IN BOOK 3600, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 127 FRONTS 67.0 FEET ON THE NORTHWESTERLY MARGIN OF FORREST GREEN DRIVE AND EXTENDS BACK 161.43 FEET ON THE NORTHEASTERLY LINE AND 137.1 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 113.69 FEET THEREON.

Tax ID No.: 073 13 0 215.01

Property commonly known as: 2003 Forrest Green Drive, Nashville, TN 37216

Certificate of Authenticity

I, **Carrie Anderson**, 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 **02/05/2026**.

Carrie Anderson

Affiant Signature
Printed Name: Carrie Anderson

02/05/2026
Date

State of **Boone**

County of **Kentucky**

Sworn to and subscribed before me this **5th** day of **March, 2026**.

Notary's Signature
My Commission Expires: 03/09/2027
Notary's Seal (if on paper)

LISA ANN CIRKSENA
NOTARY PUBLIC
Kentucky, State At Large
Commission # KYNP68512
My Commission Expires 03/09/2027