Karen Johnson Davidson County
Batch # 1412290 DEEDQC
04/28/2026 03:42:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260428-0037465

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
JOHN FORSTER, JR., Trustee
JOHN FORSTER, JR. LIVING TRUST dtd 4/21/2026
1611 LINCOYA BAY, DR.
NASHVILLE, TN 37214

Send Tax Bills To:
Same

Map and Parcel No.
109 05 0D 084.00

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, **JOHN FORSTER, JR., unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **JOHN FORSTER, JR., as Trustee of the JOHN FORSTER, JR. LIVING TRUST dtd 4/21/2026 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING UNIT NO. 1611 ON THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY DECLARATION FOR COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 200406280076712 AND SUPPLEMENTARY DECLARATIONS IN INSTRUMENT 200410280129585, AND INSTRUMENT 200509230114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES OF PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT 200410280129585, FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEANETTE WILLIAMS BY DEED FROM 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 20051006-0120452, RERECORDED IN INSTRUMENT NUMBER 20051013-0123296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 2005.

Being the same property conveyed to John Forster, Jr., unmarried, from Jeanette Williams, unmarried, by Warranty Deed recorded 9/14/2012, of record at Book as Instrument No. 20120914-0083764, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***1611 Lincoya Bay, Dr., Nashville, TN 37214***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **21st** day of **APRIL**, **2026**.

JOHN FORSTER, JR., Grantor

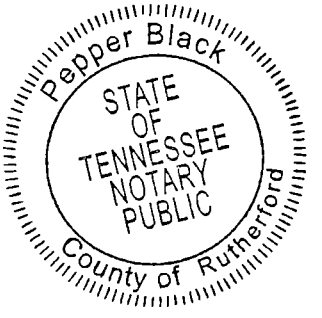
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JOHN FORSTER, JR., with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **21st** day of **APRIL**, **2026**

Notary Public

My Commission Expires: 8/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

JOHN FORSTER, JR., Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **21st** day of **APRIL**, **2026**

Notary Public

My Commission Expires: 8/15/2026

