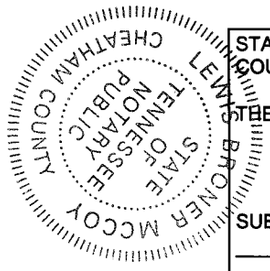
Karen Johnson Davidson County
Batch# 1422029 DEEDQC
05/19/2026 11:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260519-0044863



STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF May, 2026.

NOTARY PUBLIC

My Commission expires: 7/15/26

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26020054

Address of New Owner	Send Tax Bills To:	Tax Information:
Robert Forsythe and Lewis Forsythe	Same	070-09-0-039.00 AND 070-09-0-040.00
1002 Golden Pond Road Chapmansboro, TN 37035		

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 18 day of May, 2026, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Forsythe and Lewis Forsythe,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Robert Forsythe and Lewis Forsythe,** Grantees, their heirs and assigns, the following described tracts or parcels of land in Davidson County, Tennessee, to be held as tenants in common with right of survivorship, with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Parcel A (M/P: 070-09-0-039.00)

Land in Davidson County, Tennessee, being the westerly one-half of the easterly 100 feet of the north part of Lot No. 7 on the Map of H. E. Simpkin's Division of the L. G. Curtis lands, of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Terry L. Forsythe and wife, Wanda Forsythe, by Special Warranty Deed from the Administrator of Veterans' Affairs, an Officer of the United States of America, dated 04/29/1974 and recorded on 05/03/1974 at Book 4812, Page 100, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Terry L. Forsythe by Final Decree from Wanda Forsythe dated 07/29/1983 and recorded on 08/23/1983 at Book 6121, Page 302, RODCT. Terry L. Forsythe having since died testate on or about 09/19/2025, pursuant to the terms of his Last Will and Testament (filed on 02/19/2026 in the Probate Court for Davidson County, Tennessee at Nashville, Docket No. 25P2390), said real property was devised to Robert Forsythe and Lewis Forsythe.

This is property generally located:
3209 Lincoln Avenue, Nashville, TN 37218

Parcel B (M/P: 070-09-0-040.00)

Land in Davidson County, Tennessee, being the easterly 50 feet on the northerly 175 feet of Lot No. 7 on the Map of H. E. Simpkin's Subdivision of the L. G. Curtis land, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the southerly side of Lincoln Street and runs back between parallel lines from the center of said street 175 feet to a dead line.

Being the same property conveyed to Terry L. Forsythe, a single person, by Warranty Deed from Naoma Reasoner, Administratrix of the Estate of Henry Earl Hawkins, dated 01/06/1994 and recorded on 01/07/1994 at Book 9214, Page 681, Register's Office for Davidson County, Tennessee. Terry L. Forsythe having since died testate on or about 09/19/2025, pursuant to the terms of his Last Will and Testament (filed on 02/19/2026 in the Probate Court for Davidson County, Tennessee at Nashville, Docket No. 25P2390), said real property was devised to Robert Forsythe and Lewis Forsythe.

This is property generally located:
3207 Lincoln Avenue, Nashville, TN 37218

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

THIS QUITCLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY OR TITLE EXAMINATION.

IN WITNESS WHEREOF, **Robert Forsythe** has caused this instrument to be executed, this the 18 day of May, 2026.

Robert Forsythe

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert Forsythe,** 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.

This the 18 day of May, 2026.

NOTARY PUBLIC
My Commission expires: 7/24/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, **Lewis Forsythe** has caused this instrument to be executed, this the 18 day of May, 2026.

Lewis Forsythe

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lewis Forsythe,** 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.

This the 18 day of May, 2026.

NOTARY PUBLIC
My Commission expires: 7/25/26

STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BRONER MCCOY
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 5/18/2026 (date of document).

L. Broner McCoy
Date: 5/18/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY