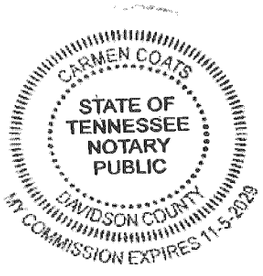
Karen Johnson Davidson County
Batch# 1476644 DEEDWARR
09/23/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260923-0088235

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

A. Allen
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Victoria Forsythe and Patrick Hunter Forsythe Sr.	CMG Mortgage, Inc. dba CMG Home Loans	034-04-0-014.00
2314 East Hill Drive	3160 Crow Canyon Road #400	
Madison, TN 37115	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARIA DENISE ADAMSON NKA DENISE L. SANDERS, SUCCESSOR TRUSTEE OF THE BILLY H. LAMBERTH AND RACHEL B. LAMBERTH REVOCABLE LIVING TRUST DATED AUGUST 24, 2004**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICTORIA FORSYTHE AND PATRICK HUNTER FORSYTHE, SR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 and Reserved Parcel "A" on the Plan of North Hill Estates, Section Three, as of record in Book 3842, page 185, Register's Office for said County.

Said Lot No. 26 and Reserved Parcel "A" adjoin and front together 141.60 feet on the westerly side of East Hill Drive, and extend back 332.25 feet on the northerly line and 291.3 feet on the southerly line, to line in the rear on which it measures 217.55 feet.

Being the same property conveyed to Billy H. Lamberth and wife, Rachel B. Lamberth by Warranty Deed from John Paul Wiggs and wife, Rebecca Ann Wiggs of record in Book 8740, Page 480, Register's Office for Davidson County, Tennessee, dated September 25, 1992 and recorded on September 29, 1992.

Being the same property conveyed to Billy H. Lamberth and Rachel B. Lamberth, as Trustee for The Billy H. Lamberth and Rachel B. Lamberth Revocable Living Trust by Limited Warranty Deed from Billy H. Lamberth and Rachel B. Lamberth of record in Instrument No. 20040921-0113489 Register's Office for Davidson County, Tennessee, dated August 24, 2004 and recorded on September 21, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2314 East Hill Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2026.

The Billy H. Lamberth and Rachel B. Lamberth Revocable Living Trust dated August 24, 2004

By: Denise L Sanders
Denise L. Sanders, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Denise L. Sanders, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Successor Trustee of The Billy H. Lamberth and Rachel B. Lamberth Revocable Living Trust dated August 24, 2004, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 15th day of September, 2026.

Notary Public

My Commission Expires: 5/12/2030

DANIEL L. BUCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 15, 2026

Affiant Signature

23rd day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028