X-0321 Box 14

# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 104933 DEEDQC
06/15/2018 09:21:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180615-0057607

State of Tennessee
County of Davidson

The actual consideration for this transfer is $-0.00-.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 13th day of June, 2018.

Anna Agee
Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **John M. Goodwin**<br>**Michele Goodwin Harkness** | **OWNERS** | **Map 102-11-0 Parcel 037-00** |
| **733 Adkisson Lane** | **733 Adkisson Lane** | |
| **Nashville, TN 37205** | **Nashville, TN 37205** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**John M. Goodwin, as the holder and owner of a life estate interest for and during the life of John M. Goodwin, and Laura Lynn Goodwin, as the holder and owner of the fee simple remainder interest**

HEREINAFTER COLLECTIVELY CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**John M. Goodwin, as the holder and owner of a life estate interest for and during the life of John M. Goodwin, and Michelle Goodwin Harkness, as the holder and owner of the fee simple remainder interest**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN 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. 380 on the Plan of Brook Meade, Section X, as of record in Book 2331, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John M. Goodwin and wife, Joyce A. Goodwin by Deed dated October 9, 1985 from Mary Lu Smith and husband, David Smith and Nancy Rogers, unmarried, of record in Book 6693, Page 281, re-recorded in Book 6716, Page 873, Register's Office for Davidson County, Tennessee. The said Joyce A. Goodwin having since died on February 21, 2014 leaving John M. Goodwin as the surviving tenant by the entirety. The said property was further conveyed to Laura Lynn Goodwin, with John M. Goodwin reserving a Life Estate, by Quitclaim Deed dated July 28, 2016 from John M. Goodwin, of record in Instrument No. 20160801-0078647, Register's Office for Davidson County, Tennessee.

THE herein described property is not now nor ever has been the principal place of residence of Laura Lynn Goodwin or her spouse.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This quitclaim deed has been executed and delivered to change the holder and owner of the fee simple remainder interest in the above described property, while leaving intact the life estate which is owned by John M. Goodwin.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is improved (__X__) Unimproved (____) property, known as **733 Adkisson Lane, Nashville, TN 37205**

Witness my/our hand(s) this 13th day of June, 2018.

Laura Lynn Goodwin

Laura Lynn Goodwin

John M. Goodwin

John M. Goodwin

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Laura Lynn Goodwin and John M. Goodwin,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2018.

Diana A. Aubin

**Notary Public**

**My Commission Expires:** 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.