Karen Y Johnson Davidson County
Batch# 157009 DEEDQC
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Fees: $17.00 Taxes: $0.00
20181106-0109852

INSTRUMENT PREPARED BY:
Janelle A. Simmons, Attorney
Suite 230, Washington Square
222 Second Avenue North
Nashville, Tennessee 37201
(615) 467-1801

QUITCLAIM DEED

FROM: KENNETH MICHAEL GOAD **MAP / PARCEL ID NO. 118 05 0 192.00**
TO: JULIE ANN GOAD

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

NEW OWNER & ADDRESS	TAXABLE PARTY	MAP / PARCEL ID NO.
Ms. Julie Ann Goad 925 Gale Lane Nashville, Tennessee 37204	Ms. Julie Ann Goad 925 Gale Lane Nashville, Tennessee 37204	118 05 0 192.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled ***Julie Ann Goad v. Kenneth Michael Goad,*** **Fourth Circuit Court for Davidson County, Tennessee, Docket Number 11D-2410,** and that the actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Julie Ann Goad
JULIE ANN GOAD,
Grantee

HUNTER THOMAS EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 17th, DAY OF October, 2018.

H. Thomas Evans
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-3-2022

FOR AND IN CONSIDERATION and in compliance with the division of property in a Final Decree of Absolute Divorce filed in the Davidson County Circuit Court, State of Tennessee, under Docket Number 11D-2410, the receipt of which is hereby acknowledged, I, **Kenneth Michael Goad**, by these presents do hereby quitclaim and convey unto **Julie Ann Goad**, single person, her heirs, successors and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING land in Davidson County, Tennessee, being S Side Gale Lane of Lealand Lane, of record, Legal Reference No. 20030627-0089066. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description:

BEING that parcel of land recorded in Book 4751, page 309, Register's Office for said county:

> *A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 1 on an unrecorded map of a re-subdivision of part of Vaulx Land, made November 14, 1931. Said Lot No. 1 fronts 101.65 feet on the southerly side of Gale Avenue and runs back 421.4 feet on the westerly line and 435.1 feet on the easterly line to the right-of-way of the Tennessee Central Railroad, and shown 102.3 feet on said right-of-way.*

BEING that parcel of land conveyed to J. RICHARD FRANZ, MARRIED, FROM CALDWELL RAMSEY AND WIFE, CATHERINE RAMSEY by deed dated 12/23/1993 and recorded 12/23/1992 in Deed Book 9198, at page 468 of the Davidson County, TN Public Registry.

BEING that parcel of land conveyed to J. RICHARD FRANZ AND WIFE EDITH A. FRANZ, TRUSTEES U/A/D March 31, 1994 from J. RICHARD FRANZ, INDIVIDUALLY by that deed dated 03/31/1994 and recorded 05/03/1994 in Deed Book 9332, at page 650 of the DAVIDSON County, TN Public Registry.

BEING that parcel of land conveyed from J. RICHARD FRANZ AND EDITH A. FRANZ (TRUSTEES) to K. MICHAEL GOAD, AND WIFE, JULIE A. GOAD by way of Quitclaim Deed, executed on the 26th day of June, 2003, recorded in Instrument No. 200104260042240, recorded on 06/27/2003.

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations (7) all reversions and (8) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

THIS is improved property with a physical address known as 925 Gale Lane, Nashville, Tennessee 37204.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 11D-2410.

IN WITNESS WHEREOF I have hereunder set my hand on this the 31 day of October, 2018.

KENNETH MICHAEL GOAD,
Grantor

STATE OF TENNESSEE)
COUNTY OF Clay)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Kenneth M. Goad with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st, DAY OF October, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-16-21

JAMES D. WHITE, JR. STATE OF TENNESSEE NOTARY PUBLIC CLAY COUNTY