This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(F) & (4).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Sandra K. Goad
Affiant

Subscribed and sworn to before me this 28th day of February, 2019

Leslie Walsh
Notary Public

My Commission expires: 3.2019

Leslie Walsh State of Tennessee Notary Public Davidson County

This Instrument Prepared By:

John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Sandra K. Goad
1521 Antioch Pike
Nashville, TN 37013

Send Tax Bills to:

Sandra K. Goad
1521 Antioch Pike
Nashville, TN 37013

Map-Parcel Numbers:

Map: 148-03-0
Parcel: 051.00

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Sandra K. Goad, Trustee of The Goad Family Trust dated January 6, 2004, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim its right, title and interest to Sandra K. Goad, for her natural life with the remainder interest to her sons, Kenneth Dale Brown and Warren Keith Brown, as tenants in common, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 311, on the Plan of Cherokee Hills, Section III, of record in Book 3500, page 79, Register's Office for said County.

SAID Lot No. 311 fronts 75 feet on the southwesterly side of Antioch Pike and runs back between parallel lines 160 feet.

THIS conveyance is made subject to a 30 foot minimum building setback line from Antioch Pike, and a 10 foot easement for public utility purposes along the rear line of said lot. Also restrictive covenants contained in instrument of record in Book 3703, page 311, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Goad Family Trust, dated January 6, 2004, Charles E. Goad (deceased) and Sandra K. Goad Trustors and/or Trustees, from Charles E. Goad and Sandra K. Goad, by Quit Claim Deed dated January 8, 2004, of record as Instrument Number 20040108-0003191, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1521 Antioch Pike, Nashville, TN 37013.

Karen Johnson Davidson County
Batch# 202291 DEEDQC
03/06/2019 11:21:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190306-0020469

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28th day of February, 2019.

The Goad Family Trust

By: Sandra K. Goad
Sandra K. Goad, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Sandra K. Goad, with whom I am personally acquainted, and who acknowledged that she is the Trustee of The Goad Family Trust and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the Trust for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

Leslie Walsh
Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 3.20.19

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.