Karen Johnson Davidson County
Batch# 302938 DEEDQC
10/21/2019 08:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191021-0107250

QUITCLAIM DEED

FROM: Karen G. King

TO: Karen S. Goodwin

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Karen S. Goodwin 6947 Burkitt Road Antioch, TN 37013	Same	Map 187, Parcel 179.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 18th day of October, 2019.

Notary Public

My Commission Expires: January 3, 2023

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **Karen S. Goodwin**, being one and the same person as **Karen G. King**, (the "Grantor") by these presents does quitclaim, transfer, and convey unto **Karen S. Goodwin** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

Karen S. Goodwin was formerly known as Karen G. King, and was restored of her maiden name, Karen Sue Goodwin, by the entry of a Final Decree of Divorce on January 30, 2012 in the matter of *Karen Goodwin King v. Nelson B. King*, Davidson County Circuit Court No. 11D-463. The purpose of this Quitclaim Deed is to title the property in the correct name of the Grantee.

This is improved property located at 6947 Burkitt Road, Antioch, Davidson County, Tennessee 37013.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 18th day of October, 2019.

GRANTOR: Karen S. Goodwin

Karen S. Goodwin (formerly Karen G. King)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Karen S. Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of October, 2019.

Notary Public

My Commission Expires: 5/9/2023

LETRICIA T. ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND IN THE THIRTY-FIRST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE ORIGINAL TRACT NO. 1 AS SHOWN ON A PREVIOUS BOUNDARY SURVEY PREPARED BY H & H LAND SURVEYING, INC., JOB NUMBER 94-466 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON PIN (OLD) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BURKITT A 50-FOOT RIGHT-OF-WAY, AT THE MOST NORTHEASTERLY PROPERTY CORNER OF THE ORIGINAL TRACT NO. 1 AND THE MOST NORTHWESTERLY CORNER OF TRACT NO.4 "THIS SURVEY"; THENCE,

1) LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF BURKITT ROAD AND WITH THE WESTERLY PROPERTY LINE OF TRACT NO.4 "THIS SURVEY", SOUTH 09 DEGREES 55 MINUTES 09 SECONDS WEST, 436.54 FEET TO AN IRON PIN (OLD); THENCE,

2) SOUTH 09 DEGREES 42 MINUTES 08 SECONDS WEST, 24.76 FEET TO AN IRON PIN (NEW); THENCE,

3) WITH A NEW SEVERANCE LINE THROUGH THE ORIGINAL TRACT NO.2 AS SHOWN ON THE AFOREMENTIONED BOUNDARY SURVEY, SOUTH 84 DEGREES 50 MINUTES 37 SECONDS WEST, 530.31 FEET TO AN IRON PIN (OLD) IN THE EASTERLY PROPERTY LINE OF TRACT NO.1 "THIS SURVEY"; THENCE,

4) WITH THE EASTERLY PROPERTY LINE OF SAID TRACT NO.1, NORTH 01 DEGREES 07 MINUTES 26 SECONDS EAST, 370.45 FEET TO AN IRON PIN (NEW) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BURKITT ROAD; THENCE,

5) WITH SAID RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT HAVING A RADIUS OF 853.32-FEET, A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES 49 SECONDS, FOR AN ARC LENGTH OF FEET TO AN IRON PIN (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF 73 DEGREES 45 MINUTES 55 SECONDS EAST, 29.49 FEET; THENCE,

6) NORTH 72 DEGREES 46 MINUTES 30 SECONDS EAST, 298.83 FEET TO AN IRON PIN (OLD); THENCE,

7) IN A NORTHEASTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 809.76-FEET, A CENTRAL ANGLE OF 20 DEGREES 32 MINUTES 02 SECONDS, FOR AN ARC LENGTH OF 290.20 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 02 MINUTES 31 SECONDS EAST, 288.65 FEET.

THE ABOVE-DESCRIBED TRACT CONTAINS 239,580 SQUARE FEET OR 5.50 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KAREN G. KING AS OF RECORD IN DEED BOOK 9536, PAGE 828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KAREN G. KING BY QUITCLAIM DEED AS OF RECORD AT INSTRUMENT NO. 20041007-0121236, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Karen S. Goodwin was formerly known as Karen G. King, and was restored of her maiden name, Karen Sue Goodwin, by the entry of a Final Decree of Divorce on January 30, 2012 in the matter of *Karen Goodwin King v. Nelson B. King*, Davidson County Circuit Court No. 11D-463.

CERTIFICATE OF AUTHENTICITY

I, Kitty W. Martin, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kitty W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kitty W. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of October, 2019.

Notary Public

My Commission Expires:

