Karen Johnson Davidson County
Batch# 368316 DEEDQC
03/06/2020 08:31:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200306-0025258

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To: | MAP-PARCEL NUMBER |
|---|---|---|
| Steven Wayne Simms<br>7406 Rice Court<br>Fairview, TN 37062 | New Owner | 96-9 166 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, JOYCE C. GOODMAN, an unmarried person, hereinafter referred to as Grantor, does hereby quitclaim and convey, but reserving a life estate in the real property hereinafter described and the right and power, pursuant to T.C.A. § 66-1-106, to dispose of and convey the said premises in fee at any time during my lifetime, hereby saving and reserving full power and authority at any time, during my lifetime, to divest the fee hereby granted for the purpose of exercising the power to sell herein reserved, unto JAMES TIMOTHY GOODMAN AND STEVEN WAYNE SIMMS, in equal shares as tenants in common, hereinafter referred to as Grantees, their heirs, successors, and assigns, all of the right, title, and interest of Grantor, in and to the following described tract or parcel of land, to *wit*:

LAND in Davidson County, Tennessee, being Lot No. 10 on the map of Twin Lawn Subdivision as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 10 fronts 75 feet on the southerly margin of Emery Drive and runs back between lines, 226.7 feet on the Westerly side and 231.7 feet on the Easterly side, to dead line in the rear, on which it measures 107 feet.

BEING the same property conveyed to Joyce C. Goodman and husband, James M. Goodman by deed from Alva Cooper, of record in Book 20030108-0003239, Register's Office for Davidson County, Tennessee, the said James M. Goodman having since died on October 4, 2017. Being the same property conveyed to Alva Cooper and wife, Ida Mai Cooper by deed from John A. Hobbs, an unmarried man, of record in Book 6256, page 902, said Register's Office the said Ida Mai Cooper having since died.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 2813 Emery Drive; Nashville, TN 37214

**THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 29th day of February 2020.

Joyce C. Goodman

Joyce C. Goodman, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Joyce C. Goodman, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 29th day of February, 2020.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: May 09, 2023

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transaction is -0- (in family)

Joyce C. Goodman, AFFIANT

SWORN TO and subscribed before me on this the 29th day of February, 2020.

Notary Public

My Commission expires: May 09, 2023

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY