213 Neely's Bend Road

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
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Nashville, Tennessee 37203
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Karen Johnson Davidson County
Batch# 375143 DEEDQC
03/20/2020 08:28:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200320-0030629

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
James O. Goodman	Same	Map-052
213 Neely's Bend Road	Same	Group-01
Nashville, TN 37115	Same	Parcel-0 121.00

Orris O. Goodman (hereinafter referred to as the "Decedent") died on March 2, 2019, leaving a Last Will and Testament dated August 8, 2017. The Last Will and Testament was admitted to probate on April 11, 2019, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 19P-582. The Personal Representative, Melissa Goodman-Chang, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Melissa Goodman-Chang, Personal Representative of the Estate of Orris O. Goodman (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto James O. Goodman, (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 6 in Madison Realty Company's Subdivision, Madison, Tennessee, a plan of which is of record in Book 547, Page 164, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the northerly side of Neely's Bend Road and runs back between parallel lines 190 feet to a dead line.

Included in the above, but excluded from this conveyance is the land conveyed to Davidson County, Tennessee for the widening of Neely's Bend Road, which is of record in Book 1730, Page 601, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Orris O. Goodman and wife, Barbara R. Goodman by deed from Third National Bank in Nashville, Tennessee, Executor of the Estate of Summer McNeil Smith of record in Book 7534, page 962, Register's Office for Davidson County, Tennessee; the said Barbara R. Goodman having predeceased her husband, Orris O. Goodman.

This is improved property known as 213 Neely's Bend Road, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 2 day of March, 2020.

ESTATE OF ORRIS O. GOODMAN -GRANTOR

By: _____
Melissa Goodman-Chang,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Melissa Goodman-Chang, a Notary Public of this County, Melissa Goodman-Chang, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Orris O. Goodman and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 2 day of March, 2020.

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 07 09 2022

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).