Karen Johnson Davidson County
Batch# 396782 DEEDQC
05/07/2020 08:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200507-0047466

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JEFFREY SHAWN GOODWIN
LESTHER GIOVANNI CHAVARRIA ARAUZ
601 FATHERLAND STREET
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

JEFFREY SHAWN GOODWIN
LESTHER GIOVANNI CHAVARRIA ARAUZ
601 FATHERLAND STREET
NASHVILLE, TN 37206

File#: FIMH-TN-104353

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY SHAWN GOODWIN, also known as JEFFREY S. GOODWIN, a married man, joined by his spouse, LESTHER GIOVANNI CHAVARRIA ARAUZ (herein, "Grantor"), whose address is 601 Fatherland Street, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to JEFFREY SHAWN GOODWIN and LESTHER GIOVANNI CHAVARRIA ARAUZ, a married couple, as tenants by the entireties (herein, "Grantee"), whose address is 601 Fatherland Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 601 Fatherland Street, Nashville, TN 37206

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 28th day of February, 2020.

PIN NO: 082-16-0-215.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

JEFFREY SHAWN GOODWIN, also known as JEFFREY S. GOODWIN

* see attached notary acknowledgment

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JEFFREY SHAWN GOODWIN, also known as JEFFREY S. GOODWIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of February, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-02-2023

GRANTOR:

* ~~LESTER~~ GIOVANNI CHAVARRIA ARAUZ
LESTHER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LESTER GIOVANNI CHAVARRIA ARAUZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2020.

[Affix Notary Seal]

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-02-2023

TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On this 28th day of February, 2022, before me personally appeared Jeffrey Shawn Goodwin aka Jeffrey S. Goodwin * to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. *~~Lester~~ Giovanni Chavarria Araiz
*Lesther

Notary's Signature

My Commission Expires: 10-02-2023

(Seal)

ARTRINNA MINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennesse
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
JEFFREY SHAWN GOODWIN

Subscribed and sworn to under oath before me, this 28th day of February, 2020 by JEFFREY SHAWN GOODWIN.

[Affix Notary Seal]

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-02-2023

Grantee:

Grantee signature: _____
*~~LESTER~~ LESTHER GIOVANNI CHAVARRIA ARAUZ

Subscribed and sworn to under oath before me, this 28 day of February, 2020 by LESTER GIOVANNI CHAVARRIA ARAUZ.

[Affix Notary Seal]

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-02-2023

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOT NO. 90 ON THE MAP OF HENRY BLOOD'S ADDITION TO EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 53 FEET ON THE NORTHERLY SIDE OF FATHERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE EASTERLY MARGIN OF SOUTH 6TH STREET, 120 FEET TO A DEAD LINE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20060213-0017050, on February 13, 2006.

PIN NO: 082-16-0-215.00

STREET ADDRESS:

601 Fatherland Street, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY