Karen Johnson Davidson County
Batch# 428314 DEEDQC
06/30/2020 08:10:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200630-0070434

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 BRIAN GOODHEART Subscribed and sworn to before me, this 23 day of June 2020. NOTARY PUBLIC My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BRIAN GOODHEART, TRUSTEE 2115 Yeaman Place Apt 213 Nashville, TN 37206	New Owner	Map and Parcel No.: 082 15 0A 023.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Brian Goodheart, do hereby quitclaim, transfer and convey unto Brian Goodheart, Trustee of the Brian Goodheart Revocable Trust, created February 21, 2020, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below:

This is improved property known as 2115 Yeaman Place, Apt 213, Nashville, TN 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 213 and Parking Space 96, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656; 20070424-0048607; 20080411-0036927; 2008052-0048553; 20081120-0114262; 20110921-0073283; 20111209-0092827; 20120409-0030284; and 20120820-0074741, in the Register's Office, Davidson County,

Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Being the same property conveyed to Brian Goodheart by Affidavit of Heirship recorded in the Register's Office of said county and state at Instrument Number 20200615-0061437.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the ___ day of _____ 2020.

Brian Goodheart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Brian Goodheart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of June 2020.

Notary Public

My Commission Expires: 03/06/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024