Karen Johnson Davidson County
Batch# 463668 DEEDQC
08/26/2020 08:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200826-0096416

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
105 Fairview Drive **Nashville, TN 37214**	**SAME**	**MAP/PARCEL** **084 15 0 158.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Carl Paul Goodman, Jr. and Frances J. Goodman, married,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Carl Paul Goodman III

HEREINAFTER called the GRANTEE, **subject however to the estate for life hereby expressly reserved by the Grantees, for as long as either one shall live,** all other right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot Not No. 14 in R.D. Stanford's Subdivision, which plan of record in Book 547, Page 186, Register's Office for said County, and described as follows:

Said Lot No. 14 fronts 100 feet on the easterly side of Fairway Drive and runs back 319.33 feet on the south line and 319.66 feet on the north line to a dead line and shows 100 feet on said dead line.

Being the same property conveyed to Carl Paul Goodman, Jr. and wife, Frances J. Goodman by Warranty Deed from William T. Malone, and wife, Ruth P. Malone and Charles E. Malone and wife, Ann Dodson Malone, of record in Book 5082, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the herein reserved life estate by the Grantors, Carl Paul Goodman, Jr. and wife, Frances J. Goodman, and such limitations, restrictions and encumbrances as may affect the premises.

This is unimproved property known as 105 Fairway Drive, Nashville, Tennessee, 37214.

WITNESS OUR HANDS this the 11th day of August, 2020.

Carl Paul Goodman, Jr.

Frances J. Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **Carl Paul Goodman, Jr. and Frances J. Goodman,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me by videoconference in compliance with Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020, and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11th day of August, 2020.

DONALD K. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 11th day of August, 2020.

DONALD K. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-3-23