Karen Johnson Davidson County
Batch# 599468 DEEDQC
03/24/2021 11:54:38 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210324-0038872

Prepared By Charles M. Duke, Esq.
1222 16th Avenue, South
Suite 12
Nashville, Tennessee 37212

EXECUTOR'S DEED

FOR AND IN VALUABLE CONSIDERATION I, Jeffrey Todd Goodman, Executor of the Estate of Mary Louise Goodman, who died on the 12th day of February, 2019, and whose Estate and Will are filed in the Probate Court of Davidson County, Tennessee, under docket number 19P-1980, in order to carry out the terms of said Will, and to transfer the property of Mary Louise Goodman, deceased, to her Heirs at Law, do hereby quitclaim, transfer and convey unto Jeffrey Todd Goodman, his heirs and assigns, the real estate located in Davidson County, Tennessee, described as follows:

See Attached Property Description (Exhibit A Hereto)

Being part of the property conveyed to Thomas D. Goodman and Douglas Goodman, by Deed of record in Book 4500, Page 259, and conveyed from Third National Bank to Thomas D. Goodman by Deed of Correction of record in Book 4889, Page 924 of record in the Register's office for said county.

The said described real estate unto said Grantee, his heirs and assigns, forever. As Grantor, I covenant that I am lawfully seized and possessed of said described real estate; that I have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered and, as Executor, I will forever warrant and defend the same against all lawful claims of all persons claiming by or through me, as Executor, but not otherwise.

IN WITNESS WHEREOF I have hereunto set my hand on this 13 day of October, 2020.

ESTATE OF MARY LOUISE GOODMAN
Deceased

JEFFREY TODD GOODMAN
Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and aforesaid state and county, the within named JEFFREY TODD GOODMAN, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence to be such, and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of October, 2020.

Lisa A Miller
Notary Public

My Commission Expires: July 9, 2022

LISA A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 9 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $0.00 by Will,, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 13th day of October 2020.

Notary Public

My Commission Expires: July 9, 2022.

LISA A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 9, 2022

Address of new owner and tax bills to:

Mr. Jeffrey Todd Goodman
6518 Firestone Court
Nashville, Tennessee 37209

EXHIBIT A

BOOK 4500, PAGE 259

Being the north one-half of lot No. 7 of Section No. 3 of the Cowden Subdivision, beginning at a stake in the south boundary line of Neighborly, formerly John B. Street, 402 feet east of Cowden Avenue, which is the northeast corner of the Lizzie Williams lot No. 8, and running north 68 degrees 30' east 102 feet with the south boundary line of John B. Street to a stake in the same boundary line; thence south 24 degrees east 212.8 feet to a stake, thence south 72 degrees west 101 feet to a stake; thence north 25 degrees west 193 feet to the beginning.

Being the same property conveyed to J. F. Clinard and wife Florence Clinard by deed from Walter Lee King and wife of record in book 2150, page 471, Register's Office for said County, and both of said grantees have since died, the said Florence Clinard predeceased J. F. Clinard who died survived by the grantees as his only heirs-at-law.

Map 103-1
par 78

BOOK 4889, PAGE 924

Being the north one-half of Lot # 7 of Section 3 of the Cowden Subdivision, beginning at a stake in the south boundary line of Neighborly, formerly John B. Street, 402 feet east of Cowden Avenue, which is the northeast boundary of the Lizzie Williams Lot # 8, and running north 68° 30' east 102 feet with the south boundary line of John B. Street to a stake in the same boundary line; thence south 24° east 212.8 feet to a stake, thence south 72° west 101 feet to a stake; thence north 25° west 193 feet to the beginning.

Being the same property conveyed to Douglas Goodman and Thomas D. Goodman by deed from Mary Clinard Brehm, Jame Richard Elam, Mary Ivone Elam Fleming, Norma Elam Bass, Carl Dean Elam, Dorothy Elam Roehrich and Ronelda Elam Allen of record in Book 4500, page 259, Register's Office of Davidson County, Tennessee.