Karen Johnson Davidson County
Batch# 669974 DEEDQC
07/02/2021 08:36:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20210702-0089732

211822TN/RTC

QUITCLAIM DEED

MAIL RECORDED DEED TO:

~~DELL G. GOODMAN~~ CS
DIXIE L. ~~GOODMAN~~
CAMERON D. GOODMAN
~~5221~~ LARKWAY DRIVE
NASHVILLE, TN 37211

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

OWNER (SEND TAX BILLS TO):

DELL G. GOODMAN
DIXIE L. GOODMAN
CAMERON D. GOODMAN
5221 LARKWAY DRIVE
NASHVILLE, TN 37211

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, BAILEY M. GOODMAN, a single man, and CAMERON D. GOODMAN, who acquired title as CAMERON GOODMAN, a single man, and DELL G. GOODMAN and DIXIE L. GOODMAN, husband and wife (herein, "Grantor"), whose address is 5221 Larkway Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to DELL G. GOODMAN and DIXIE L. GOODMAN, husband and wife, and CAMERON D. GOODMAN, an unmarried man, as tenants in common (herein, "Grantee"), whose address is 5221 Larkway Drive, Nashville, TN 37211, 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: 5221 Larkway Drive, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 22nd day of June, 2021.

PIN NO: 161 08 0 004.00

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

GRANTOR:

Bailey M Goodman

BAILEY M. GOODMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BAILEY M. GOODMAN, 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 22nd day of June, 2021.

[Affix Notary Seal]

Bette Shulman

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

GRANTOR:

CAMERON D. GOODMAN,
who acquired title as CAMERON GOODMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CAMERON D. GOODMAN, who acquired title as CAMERON GOODMAN, 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 22nd day of June, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

GRANTOR:

DELL G. GOODMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DELL G. GOODMAN, 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 22nd day of June, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

GRANTOR:

DIXIE L. GOODMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DIXIE L. GOODMAN, 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 22nd day of June, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____
DELL G. GOODMAN

Subscribed and sworn to under oath before me, this 22nd day of June, 2021 by DELL G. GOODMAN.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 8, 2021

Grantee:

Grantee signature: _____
DIXIE L. GOODMAN

Subscribed and sworn to under oath before me, this 22nd day of June, 2021 by DIXIE L. GOODMAN.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 8, 2021

Grantee:

Grantee signature: _____
CAMERON D. GOODMAN

Subscribed and sworn to under oath before me, this 22nd day of June, 2021 by CAMERON D. GOODMAN.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF KINGSWOOD PARK, OF RECORD IN BOOK 2900, PAGE 70, REGISTERS OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BREWER DRIVE AT THE COMMON CORNER OF LOTS 31 AND 32; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 109.4 FEET TO A CORNER OF LOT 30; THENCE WITH THE LINE BETWEEN LOTS 30 AND 31, EASTERLY 155 FEET TO A POINT; IN THE WESTERLY MARGIN OF LARKWAY DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 177.9 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHEASTERLY 39.27 FEET TO A POINT IN THE NORTHERLY MARGIN OF BREWER DRIVE; THENCE WITH THE MARGIN OF THE SAME WESTERLY 144 FEET TO THE BEGINNING.

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, in Instrument #20190403-0030070 on April 3, 2019.

PIN NO: 161 08 0 004.00

STREET ADDRESS:

5221 Larkway Drive, Nashville, TN 37211

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.

21-052162 (LB)

True Copy Certification

I, Matt Pierce, do hereby make an 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.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22