Karen Johnson Davidson County
Batch# 760583 DEEDQC
11/24/2021 12:31:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211124-0156183

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 23rd day of November, 2021. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Roy Goldthreate and Beverly Goldthreate 1616 24th Avenue North Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 081-14-0-182.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Roy Goldthreate, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Roy Goldthreate, Sr. and Beverly Goldthreate, husband and wife,** their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 40 feet of the Southerly 122.5 feet of Lot No. 15 on the Map of Georgia Industrial Realty Company's Subdivision in North Nashville, as of record in Book 421, page 188, Register's office for said County.

Said part of said lot fronts 40 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Roy Goldthreate, married by Warranty Deed from Roxie Holt (as to a 33.3333% interest), Angela Baxter a/k/a Angela Farrell (as to a 16.6667% interest), Carolyn Marshall (as to a 16.6667% interest), Helen Walker (as to a 3.7037% interest), Jimmie Patton (as to a 3.7037% interest), Marion Lavender (as to a 3.7037% interest), Sharon Hedrick (as to a 3.7037% interest), Vickie Patton (as to a 3.7037% interest), Brenda Jones (as to a 3.7037% interest), Rita McGee (as to a 3.7037% interest), Michael Patton (as to a 3.7037% interest), and Beverly Goldthreate (as to a 3.7037% interest), Heirs at Law of the Estate of Almeda C. Pope of record in Instrument No. 20211109-0149291, Register's Office for Davidson County, Tennessee.

Roy Goldthreate being married to Beverly Goldthreate at the time of conveyance.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2021.

Roy Goldthreate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand and official seal at office, this 5th day of November, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES DECEMBER 15, 2021