Karen Johnson Davidson County
Batch# 814747 DEEDQC
03/03/2022 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220303-0024278

File Number: 21245001R-QCD

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Richard E. Goodrum and **Carrie Beth Goodrum**, 809 North Highlands Court, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 16 0C 009.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Richard E. Goodrum, formerly unmarried, whose mailing address is **809 North Highlands Court, Nashville, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Richard E. Goodrum** and **Carrie Beth Goodrum**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **809 North Highlands Court, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE FINAL

PLAT OF DEVON HIGHLANDS, PHASE 1, OF RECORD IN PLAT BOOK 7900, PAGE 428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO RICHARD E. GOODRUM, UNMARRIED, BY VIRTUE OF WARRANTY DEED FROM NEAL GRAZIANO AND WIFE, SARAH GRAZIANO, DATED NOVEMBER 20, 2007, RECORDED NOVEMBER 27, 2007, IN INSTRUMENT: 20071127-0137832 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 142 16 0C 009.00

FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 809 NORTH HIGHLANDS COURT, NASHVILLE, TN 37221

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on FEB. 15, 2022.

Richard E. Goodrum

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 15, 2022 by **Richard E. Goodrum** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Marcy Burridge
Notary Public

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXP 9/8/2025

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Subscribed and sworn to before me

This 15th day of February, 2022.

Affiant

RICHARD E. GOODRUM
Print Name

(Seal) MARCY BURRIDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Marcy Burridge
Notary Public

My commission expires:

09/08/2025

Marcy Burridge
Print Name

CTIC# _____