Karen Johnson Davidson County
Batch# 891875 DEEDQC
07/21/2022 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220721-0083555

Return to:

STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM CA 92806
FILE NO. NSWREF22433476

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BENJAMIN GOODAKER- CRAIG AND DONNA GOODAKER	BENJAMIN GOODAKER- CRAIG AND DONNA GOODAKER	07103008900
118 DONALD STREET NASHVILLE, TN 37207	118 DONALD STREET NASHVILLE, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BENJAMIN GOODAKER-CRAIG, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **BENJAMIN GOODAKER- CRAIG, A SINGLE PERSON AND DONNA GOODAKER A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of C.L. Morris Subdivision of record in Plat Book 1835, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Goodaker-Craig, A Single Person, by a Deed dated 06/30/2016 and recorded on 07/05/2016 as Instrument No. 20160705-0068225 in the County of Davidson, State of Tennessee.

Property known as, 118 DONALD STREET, NASHVILLE, TN 37207

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

Witness my hand this 19th day of July, 2022

BENJAMIN GOODAKER-CRAIG

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, _____ of the state and county mentioned, personally appeared **BENJAMIN GOODAKER-CRAIG**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

AUDREY ROSE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Printed Name: Audrey Rose
My Commission Expires: 3/3/26

VALUATION AFFIDAVIT

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 $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 19th day of July, 2022.

Notary Public

My commission expires: 3/3/26

AUDREY ROSE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Julie Cotta, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2022 (date of document).

Julie Cotta
Affiant Signature

July 19, 2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 19 day of July, 2022.

Chuong A. Lam
Notary's Signature

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024