Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Ramon Alejandro Cue, Esq.
c/o Meridian Law, PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Susan M. Tefs Goodwin, Trustee
Susan Goodwin Living. Trust dt. 8/2/22
4933 Tulip Grove Lane
Hermitage, Tennessee, 37076

Send Tax Bills To:
Susan M. Tefs Goodwin, Trustee
Susan Goodwin Living. Trust dt. 8/2/22
4933 Tulip Grove Lane
Hermitage, Tennessee, 37076

Karen Johnson Davidson County
Batch# 900563 DEEDQC
08/08/2022 03:01:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090202

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Susan T. Goodwin, unmarried**, residing at 4933 Tulip Grove Lane, Hermitage, Tennessee, 37076 (hereinafter "Grantor") hereby quitclaim and convey unto **Susan M. Tefs Goodwin as The Trustee of The Susan Goodwin Living Trust dated August 2nd, 2022, and any amendments thereto, and her successors in interest** ("Grantee"), all of my right, title and interest in and to a certain **improved** tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

****SEE ATTACHED *SCHEDULE A* FOR LEGAL AND PROPERTY DESCRIPTION****

This is improved property which is also known as: **4933 Tulip Grove Lane, Hermitage, TN, 37076**

The Map-Parcel Number of this Property is: **086 04 0B 035.00 (Davidson County, TN)**

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, for the use and benefit of said Grantee and her successors in interest forever who shall administer, hold and distribute said property according to the said Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the subject property. The Trustee of the said trust and her successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on **this 2nd day of August, 2022.**

Susan Goodwin

Susan T. Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 2nd day of August, 2022,** before me, the undersigned, personally appeared **Susan T. Goodwin,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/7/2022

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00.**

Susan Goodwin
Affiant: Susan T. Goodwin

Subscribed and sworn to before me, **this 2nd day of August, 2022.**

Notary Public
My Commission Expires: 3/7/2022

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

SCHEDULE A

Legal and Property Description

Legal:

Being Lot No. 65 on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Susan T. Goodwin, unmarried, by Daniel M. Ledford and wife, Kelli M. Ledford, via Warranty Deed dated January 30, 1998, and recorded in Book 10782 Pgs. 550-552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Property Address:

4933 Tulip Grove Lane, Hermitage, TN, 37076