Karen Johnson Davidson County
Batch# 903685 DEEDQC
08/15/2022 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220815-0092535

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Georgeanne Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Matthew Henry Goodwin **3202 Glencliff Rd.** **Nashville, TN 37211**	**Same**	**133040-058.00 &** **P/O 133040-057.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that David Goodwin and Georgeanne Goodwin, husband and wife, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Matthew Henry Goodwin his heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot 2 on the plan of Resubdivision Lots 2 & 3 Twin Oaks Subdivision of record in Instrument No. 20220802-0087680, Register's Office for Davidson County, Tennessee, which contains a portion of Lot 3 as shown on plat of record in Book 8250 Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to David Goodwin and Georgeanne Goodwin, husband and wife, by deed from Gianikas Contractors, Inc., of record in Instrument No. 20181120-0114325, Register's Office for Davidson County, Tennessee.

This is improved property known as 3202 Glencliff Road, Nashville, Tennessee 37211

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of August, 2022.

David Goodwin

Georgeanne Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Goodwin and Georgeanne Goodwin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2022.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Holden, 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 this 15th day of Aug. 2022

Dated August 15, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named _____who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 15th day of August, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY