This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors

Karen Johnson Davidson County
Batch# 908418 DEEDQC
08/25/2022 03:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220825-0096243

ADDRESS OF NEW OWNER: NO.:	SEND TAX BILLS TO:	MAP AND PARCEL
Brent Goddard 304 Buckner Place Nashville, TN 37209	Same as New Owner	Part of 091130034.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, I, **Sandrea Lee Bissinger**, hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey unto **Brent Goddard**, hereinafter referred to as Grantee, his heirs and assigns, all of my right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit No. B as shown on Exhibit B within the Declaration of Covenants, Conditions and Restrictions for Five-Eighteen Croley Drive, creating a horizontal property regime with private elements of record in Instrument Number 20220225-0021778, Register's Office of Davidson County, Tennessee to which reference is hereby made. Said Unit No. B is a portion of Lot 7, Block "G", Crolywood, Section 2, of record in Plat Book 1130, page 100, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEING A PARCEL OF LAND IN THE 20TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE O.I.C. 6351 COLUMBIA AVENUE PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170609005815 7-R.O.D.C., TN. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF BUCKNER PLACE. BOUNDED ON THE WEST BY THE ROSHAN & YUMI

BHATTARAI PROPERTY AS OF RECORD IN INSTRUMENT NO. 201006160046639-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BUCKNER PLACE, SAID POINT BEING THE SOUTHEAST CORNER OF THE O.I.C. 6351 COLUMBIA AVENUE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201706090058157-R.O.D.C., TN AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE WESTERLY MARGIN OF BUCKNER PLACE, SOUTH 07 DEGREES 28 MINUTES 57 SECONDS WEST 51.85 FEET TO A POINT;

THENCE, ON A NEW LINE, NORTH 79 DEGREES 44 MINUTES 23 SECONDS WEST 84.90 FEET TO A POINT;

THENCE, A COMMON LINE WITH THE ROSHAN & YUMI BHATTARAI PROPERTY AS OF RECORD IN INSTRUMENT NO. 201006160046639-R.O.D.C., TN NORTH 14 DEGREES 56 MINUTES 06 SECONDS EAST 62.54 FEET TO A POINT;

THENCE, A COMMON LINE WITH THE O.I.C. 6351 COLUMBIA AVENUE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201706090058157-R.O.D.C., TN SOUTH 71 DEGREES 58 MINUTES 34 SECONDS EAST 78.00 FEET TO THE POINT OF BEGINNING.

CONTAINING, 4,634 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Sandrea Lee Barnes by Deed from James Henry Pennington of record in Instrument Number 20040618-0072547, Register's Office of Davidson County, Tennessee.

Also being a portion the same property conveyed to Sandrea Lee Bissinger, a married woman, by Quitclaim Deed from Sandrea Lee Bissinger, formerly known as Sandrea Lee Barnes, of record in Instrument Number 20090218-00137

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Stanley R. Bissinger also joins in this conveyance for the purpose of conveying any and all interest that he may have in and to the above described property.

Witness my hand on this 25th day of July, 2022.

Sandrea Lee Bissinger
Sandrea Lee Bissinger

Stanley R Bissinger
Stanley R. Bissinger

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Sandrea Lee Bissinger and Stanley R. Bissinger, wife and husband**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and she executed the foregoing instrument for the purpose therein contained.

Witness my hand this 25th day of July, 2022.

Notary Public

My Commission Expires: 6/21/25

Garrison Wyatt Jones STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for the transfer is $0.00.

Douglas B. Goddard
AFFIANT

Sworn and subscribed before me this 25th day of July, 2022.

Notary Public

My Commission Expires: 6/21/25

Garrison Wyatt Jones STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

I, Thomas N. Jones, 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 7-25-22 (date of document).

Thomas N. Jones
Date: 8-25-22

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 25th day of August, 2022.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY