QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 912864 DEEDQC
09/06/2022 02:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220906-0099976

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22582428

12650797- 8389601

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Michael Andrew Goodson**
Address of New Owner(s): **302 37th Ave N, Nashville, TN 37209**

Property ID NUMBER: 092-13-0-332

THIS INDENTURE, made and entered into this 31st day of August, 2022, by and between **Michael Andrew Goodson and Susan L. Toombs Goodson, husband and wife,** party of the first part, and **Michael Andrew Goodson, a married man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

BEING LOT NO. 179 ON THE PLAN OF HORTENSE PLACE, OF RECORD IN BOOK 161, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

For Information Purposes Only:

Being the same property conveyed to Michael Andrew Goodson and Susan L. Toombs Goodson, husband and wife, by deed dated June 12, 2015 of record in Deed Instrument/Case No. 20150618-0058493, in the County Clerk's Office.

TMS: 092-13-0-332

Property Address: 302 37th Ave N, Nashville, TN 37209

This conveyance is subject to 2022 Davidson County, City of Nashville Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 72650797 QC101 01 0104

WITNESS the signature of the said party of the first part the day and year first above written.

Michael Andrew Goodson

Michael Andrew Goodson

Susan L. Toombs Goodson

STATE OF TN

COUNTY OF Davidson **Acknowledgement**

On this 31 day of Aug, 20 22, before me personally appeared **Michael Andrew Goodson and Susan L. Toombs Goodson,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 31st day of August 2022

Kimberly L. Chambers

Signature of Notary Public

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Comm. Expires
January 25, 2023

MCD 72650797 QC101 01 0104

WITNESS the signature of the said party of the first part the day and year first above written.

~~Michael Andrew Goodson~~ SS

Susan L. Toombs Goodson

STATE OF Tennessee

COUNTY OF Montgomery

Acknowledgement

On this 30th day of August, 2022, before me personally appeared **~~Michael Andrew Goodson~~ and Susan L. Toombs Goodson,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 30th day of August 2022.

Signature of Notary Public

12-21-24

SHETEKA SLAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MCD 72650797 QC101 01 0104

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $263,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale Transfer Taxes due and owing on this transfer are **$0.00 (exempt),** See TN Code Section 66-5-209(4) **Transfers from one (1) or more co-owners solely to one (1) or more co-owners.**

Michael Andrew Goodson

Michael Andrew Goodson

Subscribed and sworn to before me this 31ST day of Aug 2022

Notary Public Signature

My commission expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires
January 25, 2023

MCD 72650797 QC101 01 0104

Tennessee Certification of Electronic Document

I, Kimberly L. Chambers, 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 31st Aug. 2022 (date of document).

Kimberly L. Chambers
Affiant Signature

August 31, 2022
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31st day of August, 2022.

Kimberly L. Chambers
Notary Signature

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

My Commission Expires: 1-25-2023

Notary Seal:

MCD 72650797 QC101 01 0104

Tennessee Certification of Electronic Document

I, Sam Rider, 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 8/31/2022 (date of document).

Affiant Signature

Sep 2, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 02 day of September, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE