QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 915878 DEEDQC
09/13/2022 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220913-0102109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Matthew K. Goodson, Co-Trustee **Shauna M. Goodson, Co-Trustee**	**Same**	
(NAME) **39W060 Shannon Sq.**	(NAME) Same	**069-06-0B-003.00-CO**
(ADDRESS) **Geneva, Illinois 60134**	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MATTHEW GOODSON AND SHAUNA GOODSON, HUSBAND AND WIFE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MATTHEW K. GOODSON AND SHAUNA M. GOODSON, CO-TRUSTEES OF THE MATT AND SHAUNA GOODSON LIVING TRUST, U/A DATED APRIL 22, 2022 ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 10, ASHLAND PLACE TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, AS SHOWN IN THE DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR ASHLAND PLACE TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20160826-0089473, AS AMENDED IN INSTRUMENT NUMBER 20161021-0111700 AND IN INSTRUMENT NUMBER 20180530-0051597, 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 MATTHEW GOODSON AND SHAUNA GOODSON, HUSBAND AND WIFE, BY WARRANTY DEED FROM KELLI WHITMAN, A SINGLE WOMAN, OF RECORD IN INSTRUMENT NUMBER 20220819-0094001, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **4325 Ashland City Highway, 10, Nashville, TN 37218**

Witness our hands this the 3rd day of September, 2022.

Matthew Goodson

Shauna Goodson

STATE OF IL)
COUNTY OF Kane)

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

Witness my hand and official seal, this the 3 day of Sept, 2022.

Notary Public
My Commission Expires: 4-15-26

OFFICIAL SEAL
TREASURE LINDSAY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 15, 2026

STATE OF IL)
COUNTY OF Kane)

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

Witness my hand and official seal, this the 3 day of Sept, 2022.

Notary Public
My Commission Expires: 4-15-26

OFFICIAL SEAL
TREASURE LINDSAY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 15, 2026

Certificate of Authenticity

I, Emily Manno, 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 9/13/22.

Date

Affiant Signature

9/13/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of Septemeber, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON