Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	2273 & 0 HP Property Trust P.O. Box 4037 Brentwood, Tennessee 37024
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	15000021100
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 15th day of September, 2022 by and between Mr. Erian T. Goda, a married man, conveys said real property to The 2273 & 0 HP Property Trust, dated September 15, 2022, Konshtta K. Sergeyous, Trustee(s), "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

A tract of land in the Metropolitan Councilmanic District, formerly the Second, and formerly the Third Civil Districts of Davidson County, and being more particularly described as follows:

Beginning at an iron pin in the East right of way of Hobson Pike, said point being approximately 0.3 miles North of the Hobson Pike Hamilton Church Road intersection and near a concrete box culvert, said point being a point in the original line of the Harris et al., property; thence leaving said right of way N 3 degrees 25 minutes 45 seconds E 74.72 feet to a cedar fence post; then N 85 degrees 36 minutes 30 seconds W 572.14 feet to an iron pin; thence N 14 degrees 31 minutes 01 seconds E 519.86 feet to an iron pin; thence N 39 degrees 18 minutes 40 seconds W 397.98 feet to a pile of rocks with an iron pin at center; thence S 88 degrees 46 minutes 36 seconds E 544.23 feet to an icon pin; thence S 1 degree 13 minutes 23 seconds E 290.00 feet to an iron pin; thence S 50 degrees 00 minutes 40 seconds E 503.87 feet to an iron pin in the West right of way of Hobson Pike; thence with the right of way of Hobson Pike, S 39 degrees 14 minute 53 seconds W 392.84 feet to an iron pin, the point of beginning, containing 10.27 acres according to plan prepared by Wayne S. Copley, a Registered Land Surveyor, dated January 10, 1980.

Being the same property conveyed to Harold B. Jackson, Sr. by deed from Perry F. Harris, Mack Magaha and Porter Wagoner of record in Book 5612, page 270, dated June 11 1980, said Register's Office. Being further conveyed to Harold B. Jackson, Sr. and wife Donna Darlene Jackson (also known as Donna Joyce Jackson) by quitclaim deed from Harold B. Jackson, Sr. of record in Book 7390, page 115, dated October 28, 1987, said Register's Office. Harold B. Jackson predeceased Donna Joyce Jackson. Donna Joyce Jackson died on June 24, 2017. Her Will was duly probated in the Seventh Circuit of Davidson County, Tennessee, Docket No. 17P-1378 and appointed Suzette Johnson Personal Representative with full authority to sell the property.

Being the same property conveyed to ERIAN T. GODA, a married man, by Warranty Deed from SUZETTE JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA JOYCE JACKSON ("GRANTOR"), of record in Instrument Number 20190801-0075825, dated August 1, 2019, said Register's Office.

Karen Johnson Davidson County
Batch# 919080 DEEDQC
09/20/2022 12:46:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220920-0104578

The street address of the property is 2273 Hobson Pike Antioch, TN, 37013

WITNESS my hand and seal on this 15 th day of September, 2022

Erian T. Goda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Erian T. Goda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 15 th day of September, 2022.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 15 th day of September, 2022.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025