QUITCLAIM DEED

72771166-8421049

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22585660

Karen Johnson Davidson County
Batch# 937306 DEEDQC
11/02/2022 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221102-0118522

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): Martha E. Goins and Lori E. Goins
Address of New Owner(s): 805 Ilawood Court, Nashville, TN 37211

Property ID NUMBER: 162-13-171.00

THIS INDENTURE, made and entered into this 17th day of October, 2022, by and between **Martha E. Goins, a single person,** and **Martha E. Goins, a single person, and Lori E. Goins, a single person, as joint tenants with rights of survivorship and not as tenants in common,** 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, Martha E. Goins 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 Martha E. Goins and Lori E. Goins all her 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:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF DREAMLAND ESTATES SOUTHEAST SECTION 1 OF RECORD IN BOOK 5200, PAGE 646 AND 647, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 38 FRONTS 91.92 FEET ON THE SOUTHWESTERLY MARGIN OF ILAWOOD COURT AND EXTENDS BACK 150 FEET ON THE NORTHWESTERLY LINES AND 130 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 62.80 FEET THEREON.

DESCRIPTION REFERENCE: DESCRIBED ACCORDING TO (OR BY REFERENCE TO) THE RECORDED SUBDIVISION PLAN.

THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN PLAT BOOK 5200, PAGE 646 AND 647, SAID REGISTER'S OFFICE, WHICH PLAN SHOWS A 20 FOOT MINIMUM BUILDING SETBACK LINE FROM ILAWOOD COURT AND 10 FOOT EASEMENT FOR UTILITY AND DRAINAGE PURPOSES ALONG THE ALONG THE REAR LINE(S) AND A 2.5 X 25 FOOT UTILITY ANCHOR EASEMENT LOCATED ON THE SOUTHEASTERLY FRONT CORNER OF SAID LOT; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6192, PAGE 926, SAID REGISTER'S OFFICE.

MCD 72771166 QC101 01 0104

For Informational Purposes Only:

Being the same property conveyed to Martha E. Goins, by deed dated July 3, 2001 of record in Deed Instrument/Case No. 20010709-0072916, in the County Clerk's Office.

TMS: 62-13-171.00

Property Address: 805 Ilawood Court, Nashville, TN 37211

This conveyance is subject to 2022 Davidson County 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.

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

Martha E. Goins

Martha E. Goins

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 17th day of October, 20 22, before me personally appeared Martha E. Goins, 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 17th day of October, 2022

Kimberly Reese

Signature of Notary Public

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

MCD 72771166 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 **$ 0** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), § 66-5-209(5) Transfers made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors.**

Martha E. Goins

Martha E. Goins

Lori E. Goins

Lori E. Goins

Subscribed and sworn to before me this 17th day of October 2022.

Notary Public Signature

My commission expires: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

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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 10/17/2022 (date of document).

Affiant Signature

Oct 14, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14 day of October, 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