Karen Johnson Davidson County
Batch# 946276 DEEDQC
11/30/2022 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221130-0125535

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Goondocks, LLC 1619 Electric Avenue Nashville, TN 37206	-Same-	094 02 0 035.00

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **MARY FULCHER and husband, ZEV GOERING**, do hereby convey to **GOONDOCKS, LLC**, a Tennessee limited liability company, its successors and assigns forever, all of its right, title and interest in the following described property situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 541 on the plan of Edgefield Land Companies fifth (5) Subdivision, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 541 fronts 50 feet on the north side of Electric Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Fulcher and husband, Zev Goering, by Special Warranty Deed from Globex, Inc, a Tennessee corporation, dated July 22, 2022, recorded July 22, 2022, of record in Instrument No. 20220722-0084281, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1617 Electric Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and any other matters of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of November, 2022.

MARY FULCHER

ZEV GOERING

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Fulcher and husband, Zev Goering, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 29th day of November, 2022.

Notary Public

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

My commission expires:

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

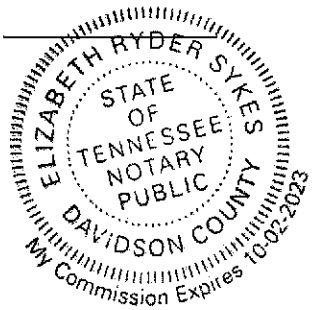
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
29th day of November, 2022.

Notary Public

My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 November 29, 2022.

November 30, 2022
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of November, 2022.

Linda J. Williams
Notary Public

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

March 3, 2026