Karen Johnson Davidson County
Batch# 1133492 DEEDQC
05/10/2024 02:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240510-0034667

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. John "Jack" P. Goodrum, Sr., Trustee, Affiant Subscribed and sworn to before me, this 29th day of April, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John P. Goodrum, Sr. and/or Susan Kay Goodrum, Trustees 249 Cargile Lane Nashville, TN 37205	SAME	116 13 0D 022.00 129-12-0-069.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John P. Goodrum, Sr. and wife, Susan Kay Goodrum**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John "Jack" P. Goodrum, Sr. and/or Susan Kay Goodrum, Trustees of the Jack & Kay Goodrum Living Trust, established by the Revocable Trust Agreement of John "Jack" P. Goodrum, Sr. and Susan Kay Goodrum dated April 29, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 29th day of April, 2024.

John P. Goodrum, Sr.

Susan Kay Goodrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. Goodrum, Sr. and Susan Kay Goodrum, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A
Legal Description

Tract 1 Map Parcel Numbers 116 13 0D 022.00

Land lying in the Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 22, on the Revised Plat of Jocelyn Manor, 2nd Revision, a Planned Unit Development, of record in Book 6900, page 180, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to John P. Goodrum and wife, S. Kay Goodrum, by deed from J. Terry Hunter and wife, Mary S. Hunter, of record in Instrument No. 20060616-0072274 in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of Revised Plat of Jocelyn Manor, 2nd Revision, a Planned Unit Development, of record in Book 6900, page 180, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to Book 6950 page 128; Book 7008 page 333, and, Book 7132 page 755, all of record in said Register's Office.

John Goodrum, Sr. and John P. Goodrum are one and the same person. Susan Kay Goodrum and S. Kay Goodrum are one and the same person.

This is improved property known as 249 Cargile Avenue, Nashville, TN 37205.

Tract 2 Map Parcel Numbers 129-12-0-069.00

Land in Davidson County, Tennessee, being Lot 73, Section 1, Warner Park Valley, as shown on Plat of record in Plat Book 3600, Pages 12, 13 and 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Goodrum and Kay Goodrum, husband and wife, by deed from Charles H. Geny, Jr., of record in Instrument No. 20210610-0078571 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

John P. Goodrum and John Goodrum are one and the same person. Susan Kay Goodrum and Kay Goodrum are one and the same person.

This is improved property located at 1006 Percy Warner Boulevard, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 4/29/24.

5/10/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of May, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

