Karen Johnson Davidson County
Batch# 1133495 DEEDQC
05/10/2024 02:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240510-0034670

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 P. Goodrum, Sr., 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	129-15-0-080.00 129-15-0-085.00 129-15-0-087.00

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.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's 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 P. Goodrum, Sr. and/or Susan Kay Goodrum, Trustees of the Jack & Kay Goodrum Living Trust, established by the Revocable Trust Agreement of John 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 my hand this 29th day of April, 2024.

John P. Goodrum, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, 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 129-15-0-080.00

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

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section I, West Meade Highlands of record in Book 3700, Pages 69 and 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 97.0 feet on the northwesterly side of Highland Park Drive and extends back 128.2 feet on the northeasterly line and 175.0 feet on the southwesterly line to a dead in the rear, which is a broken line, measuring a total of 197.23 feet thereon.

Being the same property conveyed to John Goodrum by deed from Patsy Ann Berger, a widow, of record in Instrument No. 20211005-0133924 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE TS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4025, Page 420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

This is improved property located at 6819 Highland Park Drive, Nashville, TN 37205.

Tract 2 – Map Parcel Numbers 129-15-0-085.00

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of West Meade Highlands, Sec. I, of record in Book 3700, Pages 69 and 70, Register's Office of Davidson County.

Being the same property conveyed to John P. Goodrum, married and Natalie H. Goodrum, unmarried, as equal tenants-in-common by deed from Hugh F. McBryde of record in Instrument No. 20161004-0104405 in the Register's Office for Davidson County, Tennessee. John P. Goodrum, Sr. is conveying his one-half undivided tenant-in-common interest.

This conveyance is subject to:

1. State and County taxes for the year 2024, which have been prorated and assumed by Grantee. Map and Parcel No. 129 15 0 085.00.
2. All matters appearing on the Plan of record as Plat Book 3700, pages 69 & 70, Register's Office for Davidson County, Tennessee.
3.

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

This is improved property located at 6812 Highland Park Drive, Nashville, TN 37205.

Tract 3 – Map Parcel Numbers 129-15-0-087.00

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section I, West Meade Highlands of record in Plat Book 3700, Page (s) 69 and 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts I 00.1 feet on the Southerly margin of Highland Park Drive and extends back 158. 7 feet on the Easterly line and 225 feet on the Westerly line to a dead line, which is a broken line, measuring 161.4 feet thereon.

Being the same property conveyed to Jack Goodrum by deed from George Cheij and wife, Jennifer Cheij, a one-half (1/2) undivided interest, and Jennifer Cheij, Executor of the Estate of Patricia P. Roberts, a one-half (1/2) undivided interest of record in Instrument No. 20180518-0047825 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (I) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Jack Goodrum and John P. Goodrum, Sr. are one and the same person.

This is improved property located at 6804 Highland Park Drive, 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)

