Karen Johnson Davidson County
Batch# 1162669 DEEDQC
07/25/2024 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240725-0056450

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Andrew Goddard and Carolyn Dawson Goddard, Co-Trustees 830-A Clayton Avenue Nashville, TN 37204	Same	118 06 0 177.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, J. ANDREW GODDARD and CAROLYN D. GODDARD (collectively, "Grantor") do hereby transfer and convey to JOHN ANDREW GODDARD and CAROLYN DAWSON GODDARD, CO-TRUSTEES OF THE GODDARD FAMILY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of our interest in the property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision/Partition of the Westerly one-half of the Southerly one-half of Lot 32 on the plan of the subdivision of Part of Old Joseph Vaulx farm of record in Plat Instrument No. 20130611-0059059, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by deed of record as Instrument #20140317-0022005, Register's Office for Davidson County, Tennessee.

This is improved property known as 830-A Clayton Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor executed this instrument on this 25th day of July, 2024.

J. ANDREW GODDARD

CAROLYN D. GODDARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, J. Andrew Goddard and Carolyn D. Goddard, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 25 day of July, 2024.

SHARON S. MEYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2024.

SHARON S. MEYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Jan. 24, 2028

Notary Public
My commission Expires: 01/24/2028

45188346.1

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 July 25, 2024 (date of document).

Emerald Burns
Affiant Signature

July 25, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

