Karen Johnson Davidson County
Batch# 1207935 DEEDQC
11/22/2024 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241122-0091477

NEW OWNER:

James Goad and Jason Goad
4633 Woodside Dr.
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
New Owner

Map & Parcel: 06404002900

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JAMES GOAD,** hereinafter called the Grantor, has quitclaimed to **JAMES GOAD and JASON GOAD, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and/or assigns, all of his interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 55 on the Plan of Woodside Subdivision, Section II, as of record in Plat Book 5200, Page 98, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Goad, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated March 29, 2013, of record as Instrument 20130404-0033290, 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.

This is improved property known as 4633 Woodside Drive, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 20th day of November, 2024.

JAMES GOAD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES GOAD,** 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 and official seal at office, this 20th day of November, 2024.



Notary Public

My commission expires:

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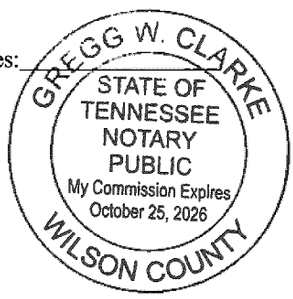
The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 20th day of November, 2024.

Notary Public

My commission expires:



Certificate of Authenticity

I, Celia Stewart Rouse, 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 11/20/24.

Date

Celia Stewart Rouse

Affiant Signature

11/20/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of November, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY