QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1218789 DEEDQC
12/20/2024 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241220-0099294

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Dec. 20th, 2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Goodwin 455 Briar Patch Ln. Joelton, TN 37080	John Goodwin 135 Plantation Dr. LaVergne, TN 37086	036 00 0 072.00 (Davidson County) 053 106.01 (Cheatham County)

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Olivia Goodwin, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto John Goodwin, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County and Cheatham County, Tennessee, described as follows:

Land lying in the 10th Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Herbert and Barbara Biggs in Book 11063, Page 416, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the easterly line of George Berry Allen as of record in Book 111, Page 16, Register's Office of Cheatham County, Tennessee; said point further described as lying south 1 degree 52 minutes 15 seconds west a distance of 826.82 feet from the southerly margin of Old Cotton Patch Road; thence leaving the said line of Allen and running as follows: south around a curve, having a radius of 207.57 feet, to the right a distance of 87.91 feet to a point; thence south 26 degrees, 08 minutes, 13 seconds west a distance of 406.98 feet to the beginning of a curve, thence in a southerly direction around a curve, having a radius of 416.05 feet, to the right a distance of 238.51 feet to a point; thence south 58 degrees, 59 minutes 00 seconds west a distance of 169.62 feet to the beginning of a curve; thence in a southerly direction around a curve, having a radius of 183. 09 feet, to the left a distance of 171.54 feet to a point; thence south 5 degrees, 17 minutes, 59 seconds west a distance 195.59 feet to the beginning of a curve; thence in a southerly direction around a curve, having a radius of 125.91 feet, to the right a distance of 205.14 feet to a point; thence

north 81 degrees 21 minutes 03 seconds west a distance of 156.27 feet to the beginning of a curve; thence in a westerly direction around a curve, having a radius of 485.51 feet, to the right a distance of 94.80 feet to a point; thence north 70 degrees 09 minutes 47 seconds west a distance of 228.85 feet to the beginning of a curve; thence in a westerly direction around a curve, having a radius of 265.73 feet to the left a distance of 55.00 feet to a point; thence north 82 degrees 01 minutes 16 seconds west a distance of 331.97 feet to a point lying on the easterly line of the Ronald Heinze property as of record in Book 64, Page 91, Register's Office of Cheatham County, Tennessee; thence running with the easterly line of the said Heinze property as follows: north 24 degrees 00 minutes 48 seconds east a distance of 16.37 feet to a point; thence north 53 degrees 26 minutes 51 seconds east a distance of 169.05 feet to a point; thence north 31 degrees 23 minutes 02 seconds east a distance of 1009. 96 feet to a point lying on the southerly line of the said Allen property; thence leaving the said line of Heinze and running with said line of Allen south 89 degrees 58 minutes 19 seconds east a distance of 928.34 feet to the point of beginning, containing 23 .492, more or less, acres, according to a survey by James L. Terry & Co., 2813 Branwood Drive, Nashville, Tennessee 37214.

Included with the above described tract of land is a non-exclusive, perpetual 50' egress, ingress, and utility easement running from Cotton patch Road; said tract of land is also subject to said easement as detailed in the reservation by Grantors below and in the deed of record at Instrument No. 20080331-0032004, Register's Office of Davidson County, Tennessee and at Record Book 283, page 153, Register's Office of Cheatham County, Tennessee; said easement is more particularly described as follows:

Lying and being in the Fourteenth Civil District of Davidson County, Tennessee, and a portion in the First Civil District of Cheatham County, and being more particularly described as follows:

BEGINNING at a point lying on the southerly margin of Old Cotton Patch Road, said point further described as being the northeast comer of the George Allen property of record in Book 111, Page 16, in the Register's Office of Cheatham County, Tennessee; thence running with said margin of said road, North 38 degrees 44 minutes 33 seconds East 66.78 feet to the beginning of a curve; thence around said curve, having a radius of 397.63 feet, to the right a distance of 90.19 feet to a point; thence leaving said margin of road, South 25 degrees 26 minutes 3 5 seconds West 129.71 feet to a point; thence South 1 degrees 52 minutes 15 seconds West 826.77 feet to the beginning of a curve; thence around said curve, having a radius of 257.57 feet, to the right a distance of 109.09 feet to a point; thence South 26 degrees 08 minutes 13 seconds West 406.98 feet to the beginning of a curve; thence around said curve, having a radius of 466.05 feet, to the right a distance of 267.17 feet to a point; thence South 58 degrees 59 minutes West 169.62 feet to the beginning of a curve; thence around said curve, having a radius of 133.09 feet, to the left a distance of 124.70 feet to a point; thence South 5 degrees 17 minutes 59 seconds West 195.59 feet to the beginning of a curve; thence around said curve, having radius of 175.91 feet, a distance of 286.60 feet to a point; thence North 81 degrees 21 minutes 03 seconds West 156.27 feet to the beginning of a curve; thence around said curve, having a radius of 535.51 feet, to the right a distance of 104.56 feet to a point; thence North 70 degrees 09 minutes 47 seconds West 228.85 feet to the beginning of a curve; thence around said curve, having a radius of215.73 feet, to the left a distance of 44.65 feet to a point; thence North 82 degrees 01 minutes 16 seconds West 255.0 feet to a point; thence South 19 degrees 24 minutes 05 seconds West 312.37 feet; thence South 23 degrees 46 minutes 42 seconds West 234.23 feet to a point; thence South 34 degrees 29 minutes 14 seconds West 229.02 feet to a point lying on the northerly line of the above described tract; thence running with said northerly line, North 81 degrees 36 minutes 39 seconds West 55.68 feet to a point lying 19.32 feet from the point of beginning of the 100.10 acre tract; thence leaving said northerly line, North 34 degrees 29 minutes 14 seconds East 248.83 feet to a point; thence North 23 degrees 46 minutes 42 seconds East 227.64 feet to a point; thence North 19 degrees 24 minutes 05 seconds East 351.37 feet to a point; thence South 82 degrees 01 minutes 16 seconds East 295.91 feet to the beginning of a curve; thence around said curve, having a radius of 265.73 feet, to the right a distance of 55.00 feet to a point; thence South 70 degrees 09 minutes 47 seconds East 228.85 feet to the beginning of a curve; thence around said curve, having a radius of 485.51 feet, to the left a distance of 94.80 feet to a point; thence South 81 degrees 21 minutes 03 seconds East 156.27 feet to the beginning of a curve; thence around said curve, having a radius of 125.91 feet, to the left a distance of 205.14 feet to a point; thence North 5 degrees 17 minutes 59 seconds East 195.59 feet to the beginning of a curve; thence around said curve, having a radius of 183.09 feet, to the right a distance of 171.54 feet to a point; thence North 58 degrees 59 minutes East 169.62 feet to the beginning of curve; thence around said curve having a radius of

416.15 feet, to the left a distance of 238.51 feet to a point; thence North 26 degrees 08 minutes 13 seconds East 406.98 feet to the beginning of a curve; thence around said curve, having a radius of 207.57 feet, to the left a distance of 87.91 feet to the southeast comer of the said George Allen property; thence running with the easterly line of the said Allen property, North 1 degree 52 minutes 15 seconds East 826.82 feet to the point of beginning, by survey of James L. Terry, TN R.L.S. No. 563, dated October 30, 2003.

This property is also subject to all easements of record in Instrument No. 20080606-0058113, Register's Office for Davidson County, Tennessee and of record in Record Book 288, Page 621, Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to John Goodwin and wife, Olivia Goodwin, by Warranty Deed from Herbert J. Biggs and wife, Barbara Biggs, dated May 23rd, 2008, and recorded on June 6th, 2008, of record in Instrument No. 20080606-0058113, Register's Office for Davidson County, Tennessee and of record in Record Book 288, Page 621, Register's Office for Cheatham County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Nov. 12, 2024.

Olivia Goodwin

Olivia Goodwin

STATE OF Tennessee

COUNTY OF Davidson

On Nov. 12, 2024, before me personally appeared **Olivia Goodwin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Nov. 12, 2024.

Donna F. Nock

NOTARY PUBLIC Donna F. Nock

My Commission Expires: 07-07-2027

DONNA F NOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on December 20th, 2024.

John Cobb Rochford

December 20th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on December 20th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025