PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Georganne Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 2025

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1225648 DEEDQC
01/13/2025 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250113-0002357

Address New Owner	Send Tax Bills	Map-Parcel Numbers
The Goodwin Family Trust	**Same**	**104 02 0 262.00**
1605 Knox Court		
Brentwood, TN 37027		

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Georganne Goodwin has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto David Goodwin and Georganne Goodwin Co-Trustees of The Goodwin Family Trust established November 30, 2016 their successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Beginning with a point int eh southerly margin of Burch Avenue being 53.0 feet east from the eastern margin of Thirtieth Avenue South also being the northwestern corner of Lot 12 in W.W. Crandall's Subdivision of Lot 39 in the Boyd Cockrill Spring Plan Tract of record in Book 161 Page 102 Register's o Office for Davidson County, Tennessee thence N 36 degrees 43' 02" E 145.00 feet to a point; thence S 32 degrees 59' 56" E 85.0 feet to a point; thence S 56 degrees 43' 02" W 23.0 feet to a point; then c N 32 degrees 59' 56" E 50.00 feet to the point; thence S 56 degrees 43' 02" W 120.00 feet to a point; thence N 32 degrees 59' 56" W 135.00 feet to the point of beginning. Being Part of Lot 10, Lot 11 and Lot 12 of the aforesaid subdivision and containing 18,325 feet more or less.

Being the same property conveyed to Georganne Goodwin by deed from John Gianikas and Timothy Gianikas of record in Book 11206 Page 236 Register's Office for Davidson County, Tennessee.

This is improved property known as 2905 Burch Ave. Nashville, TN 37203

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

WITNESS my hand this 8th day of Jan, 2025.

Georganne Goodwin

Georganne Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 8th day of January, 2025.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance , 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 this 8th day of January 2025

Dated January 9, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 9th day of January, 2025

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL