Karen Johnson Davidson County
Batch# 1247750 DEEDQC
03/19/2025 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019330

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

Subscribed and sworn to before me this 13th day of March, 2025.

Notary Public
My commission expires: 10/20/2026

Address of New Owners:	Send Tax Bills to:	Tax Information:
Drew Goodmanson and Heather Goodmanson, Husband and Wife	Owners	ID No. 082 09 0J 404.00
1609 Grassmere Road		
Franklin, TN 37064		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **DREW GOODMANSON and HEATHER GOODMANSON, Trustees of The Goodmanson Family Trust U/A/D January 24, 2007**, hereinafter referred to as Grantors, by these presents, quitclaim and convey all of their right, title and interest to **DREW GOODMANSON and HEATHER GOODMANSON, Husband and Wife**, hereinafter referred to as the Grantees, in and to the following tract or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of the Morgan Park Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing the Morgan Park Place Condominium of record in Instrument No. 20050831-0104621, as amended in Instrument No(s). 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863, and 20140408-0029304, being corrected by Scrivener's Affidavit in Instrument No(s). 20140425-0035118 and 20150910-0092062, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements,

rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Affidavit; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A" to said Affidavit.

Being the same property conveyed to **DREW GOODMANSON and HEATHER GOODMANSON, Trustees of the Goodmanson Family Trust U/A/D January 24, 2007**, by Warranty Deed dated March 4, 2020, from **Lewis Bogach, unmarried**, and recorded March 10, 2020, in Instrument No. 20200310-0026729 at the Register's Office for Davidson County, Tennessee.

This is improved property located at 404 Van Buren Street, Nashville, TN 37208.

Witness our hands this 13th day of March, 2025.

Drew Goodmanson

Heather Goodmanson

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 **DREW GOODMANSON and HEATHER GOODMANSON, Trustees of the Goodmanson Family Trust U/A/D January 24, 2007,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Trustees as named herein and have executed the within instrument in their capacities as Trustees of the Goodmanson Family Trust U/A/D January 24, 2007 and for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 13th day of March, 2025.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/2027

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kimbra Spann, 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 3/13/2025.

Date

Affiant Signature

3/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of March, 2025.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY