THIS INSTRUMENT WAS PREPARED BY:

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(From Information Supplied: No Title Examination)

Karen Johnson
Batch # 1290700
06/27/2025 09 01 44 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250627-0050693

State of Tennessee)
County of Robertson)

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

KEITH GOTHARD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2025.

Daisy Oram
NOTARY PUBLIC

10·24·28
My Commission Expires

DAISY ORAM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 10-24-2028

QUIT CLAIM DEED

ADDRESS OF NEW OWNER(S)
GOTHARD SERVICES, LLC
813 N. Summerfield Drive
Madison, TN 37115

SEND TAX BILLS TO:
Same

MAP/PARCEL:
Parcel 2· 07203000600

FOR AND IN CONSIDERATION of One Dollars ($1.00) Cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **KEITH GOTHARD and CHARLOTTE GOTHARD**, husband and wife, convey and quitclaim unto **GOTHARD SERVICES, LLC**, any and all of their right, title and interest, marital or otherwise, in and to the following described real property of record in Instrument No. 202504150028404, Register's Office for Davidson County, Tennessee, to wit:

PARCEL TWO (07203000600):

Beginning on the westerly margin of the Gallatin Road at a point 60 feet south of the intersection of lots nos. 3 and 4 on said plan; thence in a westerly direction 150 fee to a point; thence in a northerly direction 60 feet to the intersection of lots Nos. 3 and 4 on said plan; thence with the line between said lots and lots nos. 3 and 11, westwardly 215 feet; thence south 1 ½ degrees west 164.6 feet to a point 30 feet north of a corner of lots Nos. 2 and 3, thence eastwardly 297 .5 feet to the westerly margin of the Gallatin Road at a point 56 feet north of the corner of lots Nos. 2 and 3; thence with said road northwardly 66 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is that piece of property conveyed to William R. McDougal and wife, Laura Graham McDougal, of

record in Book 1637, page 462, Register's Office for Davidson County, Tennessee, more fully described as follows:

Being in the Eleventh Civil District of Davidson County, Tennessee, and a part of Lot No. 3 of Patterson and Young Subdivision of record in Book 547, page 38, R.O.D.C., Tennessee. Being that part of said lot beginning at an iron pin 150 feet from the westerly margin of the Gallatin Road along the northerly margin of Lot No. 3 of the Patterson and Young Subdivision recorded in Book 547, page 38, R.O.D.C., Tennessee; thence with the northerly margin of Lot No. 3 north 63 degrees 0 feet west 215 feet to a post; thence south 1 degree 30 feet west, 174.5 feet with the westerly margin of Lot No. 3 to a point; thence south 8 degrees 26 feet east, 165.1 feet to an iron pin; thence north 27 degrees 0 feet east 89.0 feet to an iron pin; thence north 63 degrees 0 feet east 18.5 feet; thence north 27 degrees 0'east 60 feet to the point of beginning.

Being the same property conveyed to Walter M. Gothard and wife, Naomi D. Gothard by Installment Deed from Frances W. Adams on April 11, 1979 and recorded on April 12, 1979 in Book 5420, Page 427-434, Register's Office for Davidson County, Tennessee. Said Installment Deed became paid in full, and a release of lien was recorded on August 10, 1989, in Book 7911, Page 188. The said Naomi D. Gothard having since died on October 12, 2007, leaving Walter M. Gothard as surviving tenant by the entirety.

Being a portion of the same property conveyed to Deborah Thomas and Keith Gothard, as Tenants in Common, by Deed of Record in Instrument No. 20221128-0124492, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Gothard and Charlotte Gothard, husband and wife, as Tenants by the Entirety, by Deed of Record in Instrument No. 202504150028404, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **3623 GALLATIN ROAD, NASHVILLE, TENNESSEE 37216.**

And now, **KEITH GOTHARD and CHARLOTTE GOTHARD**, husband and wife, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all property interest unto **GOTHARD SERVICES, LLC**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantors have hereunto set their hands.

KEITH GOTHARD

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH GOTHARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that s/he executed the foregoing instrument for the purposes and considerations therein contained. **WITNESS** my hand and official seal this 13 day of June 2025.

Daisy Oram
NOTARY PUBLIC

10-24-28
My Commission Expires

DAISY ORAM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 10-24-2028

CHARLOTTE GOTHARD

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLOTTE GOTHARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that s/he executed the foregoing instrument for the purposes and considerations therein contained. **WITNESS** my hand and official seal this 13 day of June 2025.

Daisy Oram
NOTARY PUBLIC

10-24-28
My Commission Expires

DAISY ORAM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 10-24-2028