Karen Johnson Davidson County
Batch# 1304246 DEEDQC
07/31/2025 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060872

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992, and Madison Rose Bush 544 South Gertruda Avenue Redondo Beach, CA 90277	New Owner	155-08-0C-266.00-C

THIS INSTRUMENT PREPARED BY:
Lightsey Law
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration for this transfer is $0.00.

Kirste Voida
Affiant

Subscribed and sworn to before me, this the 25 day of July, 2025.

Bria Sawyers
Notary Public

My Commission Expires: 3/20/2028
(Affix Seal)

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/20/2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Madison Rose Bush, a married woman,** hereinafter referred to as the Grantor, have bargained and sold, and by these presents do transfer and quitclaim unto **Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of the Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Final Plat of Poplar Creek Estates, Phase IV, as of record in Book 9700, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992, and Madison Rose Bush, a married woman, by Quitclaim deed from Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992, dated December 7, 2021 and recorded December 16, 2021 as Instrument No. 20211216-0166418, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992, by Warranty Deed from Rami O. Haj-Hassan and Jamana Etoum Haj-Hassan, husband and wife, dated June 18, 2018 and recorded on June 22, 2018, of record in Instrument No. 20180622-0060419, in the Register's Office for Davidson County, Tennessee.

Daniel Avery Bush joins this conveyance for the express purpose of relinquishing all of his right, title, and interest to said property, whether marital or otherwise.

This is improved property known as **6745 Autumnwood Drive, Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect

the premises.

This instrument was prepared from information supplied by the Grantor and Grantees. No title examination, survey, or settlement has been performed and Lightsey Law shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 25 day of July 2025.

GRANTOR:

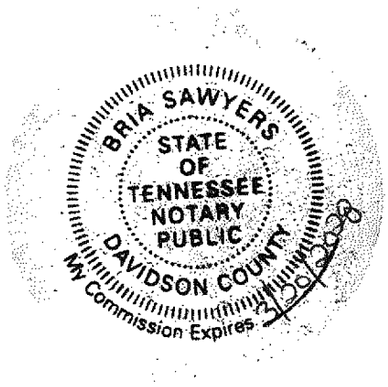
Madison Rose Bush

Daniel Avery Bush

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Madison Rose Bush and Daniel Avery Bush, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

IN WITNESS WHEREOF, this the 25 day of July 2025.



Notary Public
My Commission Expires: 3/30/2028

I, Kirsten Virden, 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 7/25/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/25/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

