Karen Johnson Davidson County
Batch# 1319984 DEEDWARR
09/08/2025 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $3,477.63
20250908-0071702

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $939,900.00.

Affiant

Subscribed and sworn to before me this 5th day of September, 2025.

Notary Public
My Commission Expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

File No.: 2025-1170

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey S. Cole, Trustee of The 7552 Legacy Trust 2025 dated August 20, 2025	New Owner	
		082-09-0J-404.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Drew Goodmanson and HEATHER GOODMANSON, Trustees of The Goodmanson Family Marital Asset Protection Trust dated April 18, 2022

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeffrey S. Cole, Trustee of The 7552 Legacy Trust 2025 dated August 20, 2025

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, 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 Number 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, and Instrument No. 20071010-0120740 and in Instrument No. 20100622-0048863, 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 interest 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 "D" to said Master Deed; and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Drew Goodmanson and Heather Goodmanson, Trustee of the Goodmanson Family Trust U/A/D January 24, 2007 by Warranty Deed from Lewis Bogach, unmarried of record in Instrument No. 20200310-0026729 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 10, 2020.

Being the same property conveyed to Drew Goodmanson and Heather Goodmanson, husband and wife by Quitclaim Deed from Drew Goodmanson and Heather Goodmanson, Trustee of the Goodmanson Family Trust U/A/D January 24, 2007 of record in Instrument No. 20250319-0019330 Register's Office for Davidson County, Tennessee, dated March 13, 2025 and recorded on March 19, 2025.

Being the same property conveyed to Drew Goodmanson and Heather Goodmanson, Trustee of the Goodmanson Family Marital Asset Protection Trust Dated April 18, 2022 by Quitclaim Deed from Drew Goodmanson and Heather Goodmanson, husband and wife of record in Instrument No. 20250321-0021415 Register's Office for Davidson County, Tennessee, dated March 13, 2025 and recorded on March 21, 2025.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 404 Van Buren Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 3rd day of September, 2025.

The Goodmanson Family Marital Asset Protection Trust dated April 18, 2022

By: _____, trustee
Drew Goodmanson, Trustee

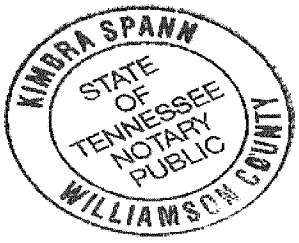
By: _____, trustee
Heather Goodmanson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of September, 2025, before me personally appeared Drew Goodmanson and Heather Goodmanson, Trustees of The Goodmanson Family Marital Asset Protection Trust dated April 18, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2025.

_____
Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/5/25.
Date

Affiant Signature

9/5/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of September, 25.

Notary's Signature

My Commission Expires: Jan 31st 2026
Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202509080071702