Karen Johnson Davidson County
Batch# 1327275 DEEDQC
09/26/2025 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250926-0076909

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Matthew I. Gould, Co-Trustee Debra J. Gould, Co-Trustee Matthew and Debra Gould Trust 1817 Beechwood Ave. Nashville, TN 37212	same	104 16 0 250.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Matthew I. Gould and wife, Debra J. Gould (the "Grantors"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to Matthew I. Gould and Debra J. Gould, and their successors in trust, as Co-Trustees of the Matthew and Debra Gould Trust dated September 26, 2025, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being the westerly 75 feet of Lot 224 on Belmont Land Company's Plan as of record in Book 572, page 564, of the Register's Office of Davidson County, Tennessee.

Said part of said Lot 224 fronts 75 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley, the westerly line of said lot running along the easterly margin of Altura Place.

Being the same property conveyed to Matthew I. Gould and wife, Debra J. Gould, by Warranty Deed dated October 7, 1974, from Donald O. Hamilton, William Lee Hamilton and Patracia Hamilton Brown, the heirs at law of Livonia Hamilton, of record in Book 4862, page 126, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1817 Beechwood Ave., Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions, easements, encumbrances and other matters of public record that may affect the Property.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Matthew and Debra Gould Trust dated September 26, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Matthew I. Gould and wife, Debra J. Gould, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 26th day of September, 2025.

Matthew I. Gould, Grantor

Debra J. Gould, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Matthew I. Gould, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of September, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

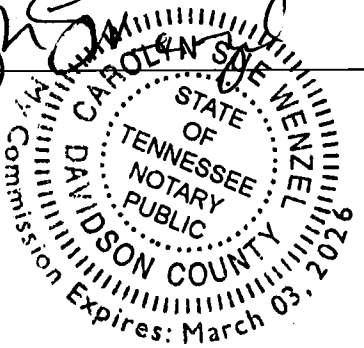
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Debra J. Gould, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 26th day of September, 2025.

Notary Public

My Commission Expires: March 3, 2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

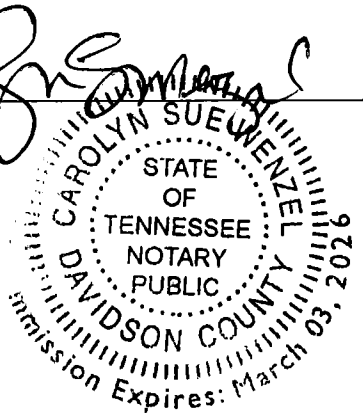
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Debra J. Gould, Affiant

Subscribed and sworn to before me this 26th day of September, 2025.

Notary Public

My Commission Expires: March 3, 2026



CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 September 26, 2025.

Carolyn S. Wenzel

9/26/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of September, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON