Karen Johnson Davidson County
Batch# 1333664 DEEDQC
10/14/2025 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251014-0081768

**This Instrument Prepared By:**

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

**After Recording Return To The Above.**

The actual consideration for this transfer is $0.

Affiant

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Sworn to and subscribed before me this 8th day of October, 2025.

Notary Public
My Commission Expires: 9/20/2028

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

# QUITCLAIM DEED

**THIS INDENTURE**, made this 8th day of October, 2025, among:

**EUGENE R. GOODENOUGH AND WIFE, KARLA GOODENOUGH,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**EUGENE R. GOODENOUGH AND KARLA GOODENOUGH, TRUSTEES OF THE GOODENOUGH FAMILY TRUST DATED OCTOBER 8, 2025,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in the 14th Civil District of Davidson County, Tennessee, being part of that certain 21 acre tract which was conveyed to Gary E. Henderson and wife, et al., by deed from James E. Green, Jr., and wife, recorded in Book 6773, at page 658 in the Register's Office for Davidson County, described as follows:**

**In order to determine the True Point of Beginning (TPOB), being at an iron pin in the northerly margin of Ridge Road at (a) the southwest corner of said 21 acre tract and (b) the southeast corner of the Gloria H. Boyles property (6954 - 451); thence with the northerly margin of Ridge Road; (a) south 55 deg. 23' 29" east 3.41 feet, (b) eastwardly along a curve to the left, having a radius of 562.26 feet and a delta angle of 61 deg. 03' 29", 599.18 feet and (c) north 63 deg. 33' 02" east 15.00 feet to an iron pin at the TPOB; thence from the TPOB and continuing with the northerly margin of Ridge Road: (a) north 63 deg. 33' 02" east 316.68 feet and (b) eastwardly along a slight curve to the right, having a radius of 2,387.53 feet and a delta angle of 03 deg. 15' 49", 135.99 feet to an iron pin; thence leaving the northerly margin of Ridge Road and then returning thereto, (a) north 21 deg. 11' 31" west 542.78 feet to an iron pin, (b) south 74 deg. 41' 26" west 308.18 feet to an iron pin and (c) south 07 deg. 54' 26" east 628.81 feet to the**

**TPOB, containing 5.00 acres, more or less.**

**Being the same property conveyed to Eugene R. Goodenough and wife, Karla Goodenough by Warranty Deed from Gary E. Henderson and wife, Bonnie Henderson dated January 15, 1999, and recorded January 19, 1999, in Book 11301, pages 766-768, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 5216 Ridge Road, Joelton, TN 37080.**

**THIS DEED** has been prepared solely upon information furnished by **Eugene R. Goodenough and Karla Goodenough.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Eugene R Goodenough

**EUGENE R. GOODENOUGH**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eugene R. Goodenough**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2025.

Haley Drost

Haley Drost, Notary Public
My Commission Expires: 9/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Karla Goodenough

**KARLA GOODENOUGH**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Karla Goodenough**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2025.

Haley Drost

Haley Drost, Notary Public
My Commission Expires: 9/20/2028




**Owner Name & Property Address:**

Eugene R. Goodenough and Karla Goodenough, Trustees
Goodenough Family Trust dated October 8, 2025
5216 Ridge Road
Joelton, TN 37080

**Responsible Party For Taxes:**

Eugene R. Goodenough and Karla Goodenough, Trustees
Goodenough Family Trust dated October 8, 2025
5216 Ridge Road
Joelton, TN 37080

## Tax Map and Parcel: 028 00 0 157.00

Certificate of Authenticity

I, Trent Linville, 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 October 8, 2025.

Date

T Linville

Affiant Signature

10/8/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 8th day of October, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY