THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Beverly Goldthreate and Roy Goldthreate Sr. Revocable Living Trust
1616 24th Ave N
Nashville, TN 37208

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Beverly Goldthreate and Roy Goldthreate Sr Revocable Living Trust 1616 24th Ave N Nashville, TN 37208	Same as Grantee	Parcel #: 081 14 0 182.00

This Quitclaim Deed (the "Deed") is made effective this 19 day of November, 2025 (the "Effective Date") between Roy Goldthreate, Sr. and Beverly Goldthreate, husband and wife (the "Grantors"), and **the Beverly Goldthreate and Roy Goldthreate Sr. Revocable Living Trust dated November 19, 2025, and any amendment thereto, Beverly Goldthreate and Roy Goldthreate Sr., Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 40 feet of the Southerly 122.5 feet of Lot No. 15 on the Map of Georgia Industrial Realty Company's Subdivision in North Nashville, as of record in Book 421, page 188, Register's office for said County.

Said part of said lot fronts 40 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Roy Goldthreate, married by Warranty Deed from Roxie Holt (as to a 33.3333% interest), Angela Baxter a/k/a Angela Farrell (as to a 16.6667% interest), Carolyn Marshall (as to a 16.6667% interest), Helen Walker (as to a 3.7037% interest), Jimmie Patton (as to a 3.7037% interest), Marion Lavender (as to a 3.7037% interest), Sharon Hedrick (as to a 3.7037% interest), Vickie Patton (as to a 3.7037% interest), Brenda Jones (as to a 3.7037% interest), Rita McGee (as to a 3.7037% interest), Michael Patton (as to a 3.7037% interest), and Beverly Goldthreate (as to a 3.7037% interest), Heirs at Law of the Estate of Almeda C. Pope of record in Instrument No. 20211109-0149291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Goldthreate Sr. and Beverly Goldthreate, husband and wife by quitclaim deed in Deed Book 20211124, at Page 0156183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1616 24th Ave N, Nashville, TN 37208.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20211124, at Page 0156183.**

Witness my hand this 19 day of November, 2025.

Roy Goldthreate Sr.
Grantor Signature - Roy Goldthreate Sr.

Beverly A. Goldthreate
Grantor Signature - Beverly Goldthreate

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Roy Goldthreate Sr. and Beverly Goldthreate, to me known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 19 day of November, 2025.

Notary Public: [signature]

My Commission Expires: 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Taylor Moore
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 19 day of November, 2025.

Notary Public: [signature]

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires: 10/28/28

Karen Johnson Davidson County
Batch# 1348185 DEEDQC
11/20/2025 09:45:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251120-0092573

Certificate of Authenticity

I, Lamar Moore, 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 11/19/25.

Date

Affiant Signature

11/19/25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 19 day of November, 2025.

Notary's Signature

My Commission Expires: 8/31/2027
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY