Karen Johnson Davidson County
Batch # 1360398 DEEDQC
12/22/2025 08:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251222-0101244

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Steve Goodie

TO.....QUITCLAIM DEED

GRANTEE(S): Steven Joseph Goodie, Trustee of the Steven Joseph Goodie Living Trust Dated December 18, 2025, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Steve Goodie, hereinafter referred to as "Grantor", have this day by these presents do hereby transfer and convey all right, title and interest, unto Steven Joseph Goodie, Trustee of the Steven Joseph Goodie Living Trust Dated December 18, 2025, or their successors in interest, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 566, on the Plan of Edge-O-Lake Estates, Section 13, of record in Book 4175, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 566 fronts 51.51 feet, as measured on a curve, on the southwesterly margin of Sailboat Court, and extends back 113.78 feet on the southeasterly side and 159.02 feet on the northerly side, to a line in the rear, which is a broken line, and on which it measures 190.90 feet.

Being the same property acquired by Steve Goodie by deed appearing of record in Deed Book 20080331-0031555, Register's Office, Davidson County, Tennessee.

Steve Goodie and Steven Joseph Goodie are one and the same person.

Map and Parcel: 135 16 0 034.00 Property Address: 2601 SAILBOAT CT

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS

PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2025 will be paid by and thereafter assumed by the Grantee.

Executed at Pulaski, Tennessee, this day, December 18, 2025.

Steve Goodie

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Steve Goodie, with whom I am personally acquainted, (or provided to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument for the purpose therein contained. Witnessed my hand and seal on this day, December 18, 2025.

ALEXANDRIA SYBIL BOWLES ★ STATE OF TENNESSEE NOTARY PUBLIC ★ GILES COUNTY

Notary Public
My commission expires: August 26, 2028

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the amount which property transferred would command at a fair and voluntary sale. This transaction is exempt from the transfer tax pursuant to T.C.A. § 67-4-409 (a) (1) (C) (vi).

Steven Joseph Goodie, Trustor of the Steven Joseph Goodie Living Trust Dated December 18, 2025

Sworn to and subscribed before me on this day, December 18, 2025.

ALEXANDRIA SYBIL BOWLES ★ STATE OF TENNESSEE NOTARY PUBLIC ★ GILES COUNTY

Notary Public
My commission expires: August 26, 2028

The Owner and person responsible for payment of real property taxes is:
Steve Goodie
2601 Sailboat Ct.
Nashville, TN 37217