Karen Johnson Davidson County
Batch# 1366024 DEEDQC
01/06/2026 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000753

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roberta Walter Goodman, as Carol M. Walter's duly authorized attorney-in-fact, Trustee 3720 Brighton Road Nashville, TN 37205	Roberta Walter Goodman, as Carol M. Walter's duly authorized attorney-in-fact, Trustee 3720 Brighton Road Nashville, TN 37205	117 01 0 087100

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ROBERTA WALTER GOODMAN, as Carol M. Walter's duly authorized attorney-in-fact (the "Grantor"), hereby quitclaims and conveys to ROBERTA WALTER GOODMAN, as Carol M. Walter's duly authorized attorney-in-fact, TRUSTEE OF THE CAROL M. WALTER REVOCABLE TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Being the easterly 30 feet of Lot No. 11 and the westerly 45 feet of Lot No. 12 on the Map of Meadowlawn Subdivision, of record in Book 974, page 35, Register's Office for said County.

Said part of said lots adjoin and front together 75 feet on the northerly side of Meadow Drive, formerly Central Avenue, and run back between lines, 186 feet more or less on the easterly line of part of Lot No. 12 and 190 feet more or less on the westerly line of part of Lot No. 11 to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Benjamin Walter (deceased August 21, 2020) and wife, Carol M. Walter, by deed of record in Book 3674, page 536, Register's Office for Davidson County, Tennessee.

Being property known as 3606 Meadow Drive, Nashville, Tennessee.

[***Signature Page Follows***]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of January, 2026.

ROBERTA WALTER GOODMAN, as Carol M. Walter's duly authorized attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Roberta Walter Goodman, as Carol M. Walter's duly authorized attorney-in-fact, 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, at office, as of this 5th day of January, 2026.

SAMUEL R KNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 17, 2026

Notary Public
My Commission Expires: June 17, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 5 day of January, 2026.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

48803580.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jan 5, 2026 (date of document).

Affiant Signature

01/05/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of January, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

