PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1371816 DEEDWARR
01/22/2026 02:00:32 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20260122-0005395

Ivey Title, LLC Ref: (LM) Title No.: 64320
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack & Kay Goodrum Living Trust dated April 29, 2024 249 Cargile Lane Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 12915008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Natalie H. Goodrum, now known as Natalie H. Goodrum Kelly, married**, hereinafter called the **Grantor**, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, being a one-half undivided tenant in common interest, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack & Kay Goodrum Living Trust dated April 29, 2024** hereinafter called the **Grantee**, Grantee's heirs and assigns, interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of West Meade Highlands, Section 1, of record in Book 3700, pages 69 and 70, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John P. Goodrum, married, and Natalie H. Goodrum, unmarried, by Warranty Deed from Hugh F. McBryde, dated September 30, 2016, and recorded on October 4, 2016, of record in Inst. No. 20161004-0104405, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 29, 2024, recorded May 10, 2004 in Inst. No. 20240510-0034670, subject property was conveyed to John P. Goodrum, Sr. and/ or Susan Kay Goodrum, Trustees of the Jack & Kay Goodrum Trust established by the Revocable Trust Agreement of John P. Goodrum, Sr. and Susan Kay Goodrum dated April 29, 2024, as to the one-half undivided tenant in common interest of John P. Goodrum.

This property is not a marital residence and, as such, is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 69 and 70, said Register's Office, which Plan shows a 40 foot minimum building setback line Highland Park Drive, and an easement for public utility and drainage purposes along the rear line of said lot. And a

2.5 x 25 foot utility anchor easement located on the northwest front corner of the lot.

This is improved property, known as 6812 Highland Park Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of January, 2026.

Natalie H. Goodrum Kelly

Natalie H. Goodrum Kelly

State of Tennessee

County of Davidson

On this this 16th day of January, 2026. before me the undersigned authority, personally appeared Natalie H. Goodrum Kelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $140,000.00.

Susan Kay Good

Affiant

Sworn and subscribed before me this 16th day of January, 2026.

Margaret H. Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028