This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219-3318

Karen Johnson Davidson County
Batch # 1375248 DEEDQC
02/03/2026 09:17:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260203-0007235

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Estate of Holly Godwin c/o William James Godwin, Co-Executor 1092 Rosewood Drive NE Atlanta, GA 30306	Same	118020J00200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William James Godwin and Catherine Godwin Hebert, as the Co-Executors of the Estate of Holly Godwin, deceased (Holly S. Godwin being the same person as Holly Godwin, having died on September 3, 2025, Case No. 25P-1917, Seventh Circuit Court, Probate Division, Davidson County, Tennessee) (hereinafter "Grantor"), do hereby transfer, quitclaim, and convey unto the Estate of Holly Godwin (hereinafter "Grantee"), her heirs, successors, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Private Element Unit B on the Plan of West Kirkwood Estates Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Kirkwood Estates, a Townhouse Planned Unit Development of record in Instrument Number 20120510-0040486, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Kirkwood Estates, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20120510-0040486, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Holly S. Godwin, unmarried, by DREAMINC, a Tennessee corporation, by Warranty Deed dated December 21, 2012, and recorded on December 27, 2012, as document number 20121447-0119352.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.

Subject to all matters in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20120510-0040486, Register's Office Davidson County, Tennessee.

This is improved property known as: 2609 Vaulx Avenue, Nashville, Tennessee 37204.

WILLIAM JAMES GODWIN, Co-Executor
of the Estate of Holly Godwin

STATE OF _____]
COUNTY OF _____]

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named William James Godwin, Co-Executor of the Estate of Holly Godwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 15, GA, this 2026 day of _____, 20___.

NOTARY PUBLIC
My Commission Expires: _____

LYNN M. GREEN NOTARY PUBLIC My Commission Expires February 15, 2027 FULTON COUNTY, GEORGIA

STATE OF _____]
COUNTY OF _____]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

WILLIAM JAMES GODWIN, Co-Executor
of the Estate of Holly Godwin

SWORN TO AND SUBSCRIBED before me this 15 day of January, 2026

NOTARY PUBLIC
My Commission Expires: _____

LYNN M. GREEN NOTARY PUBLIC My Commission Expires February 15, 2027 FULTON COUNTY, GEORGIA

Catherine Godwin Hebert
CATHERINE GODWIN HEBERT,
Co-Executor of the Estate of Holly Godwin

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Elaina Riggs, a Notary Public in and for said County and State, the within named Catherine Godwin Hebert, Co-Executor of the Estate of Holly Godwin, 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 and official seal at Nashville, Tennessee, this 15 day of January, 2026.

ELAINA RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

Elaina Riggs
NOTARY PUBLIC
My Commission Expires: 3/8/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Catherine Godwin Hebert
CATHERINE GODWIN HEBERT,
Co-Executor of the Estate of Holly Godwin

SWORN TO AND SUBSCRIBED before me this 15 day of January 2026.

ELAINA RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

Elaina Riggs
NOTARY PUBLIC
My Commission Expires: 3/8/2028

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.