This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1386121 DEEDQC
02/26/2026 02:40:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260226-0015427

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Janice Dillard
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me,
this the 25th day of February, 2026.

Angelique Kane, Notary Public
My Commission Expires: 11/26/2028

ANGELIQUE P. KANE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, AND/OR KANE & CROWELL, PLLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
James D. Goodwin & Laura N. Goodwin 1987 Old Laguardo Road East Lebanon, Tennessee 37087	James D. Goodwin & Laura N. Goodwin 1987 Old Laguardo Road East Lebanon, Tennessee 37087	096 06 0 117.00

FOR NO MONETARY CONSIDERATION, WE, **James D. Goodwin and Laura N. Goodwin, as Trustees of the Goodwin Family Properties Living Trust, executed August 2, 2024,** by these presents do hereby quitclaim and convey all our right, title, and interest unto **James D. Goodwin and Laura N. Goodwin, husband and wife,** 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 Lot No. 149 on the Plan of Cloverhill, Section 2, as of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Goodwin Family Properties Living Trust by Warranty Deed from Linda Mazingo Hanner, as Trustee of the Tennessee Property Testamentary Trust, dated December 2, 2024, of record in Instrument Number 20241205-0094414, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Water (Riparian Rights)

Rights of the upper and lower riparian owners to the free and unobstructed flow of the water of any riversm creeksm or streams with out diminution or pollution and the consequences of any past or future change in the location of any rivers, creeks or streams.

Riparian rights incident to premises:

Rights of the upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat 2133, 62, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national original are omitted.

This is improved property known as 2927 Sinbad Drive, Nashville, TN 37214.

Witness by our hands this the 25th day of February, 2026.

James D. Goodwin, Trustee

Laura N. Goodwin, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 25th day of February, 2026, personally appeared before me, **James D. Goodwin and Laura N. Goodwin,** with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the persons who each executed the foregoing instrument and who each acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal.

Angelique Kane, Notary Public
My Commission Expires: 11/26/2028