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
20260226-0015428

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:
Goodwin Properties LLC 1987 Old Laguardo Road East Lebanon, Tennessee 37087	Goodwin Properties LLC 1987 Old Laguardo Road East Lebanon, Tennessee 37087	08106011000

FOR NO MONETARY CONSIDERATION, WE, **James Goodwin and Laura Goodwin, husband and wife,** by these presents do hereby quitclaim and convey all our right, title, and interest unto **Goodwin Properties LLC, a Tennessee limited liability company,** 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. 16 on the Plan of Cumberland Gardens, Section Five, a Resubdivision of Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 of J. Mat Williams Subdivision of Lot No. 8 Harding Bosley Tract of record in Book 3300, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 begins at a point on the southerly margin of Salem Mason Drive at the common dividing line between Lots Nos. 16 and 17 on said plan; thence, southerly along said dividing line 87.7 feet to a concrete marker; thence easterly 82 feet to a concrete marker on the westerly margin of 26th Avenue North; thence, northerly along the westerly margin of 26th Avenue North; 58.2 feet to the beginning of a curve; thence around said curve, in a northwesterly direction 39.27 feet to a point; thence, westerly along the southerly margin of Salem Mason Drive, 43.6 feet to the point of beginning.

Being the same property conveyed to James Goodwin and wife, Laura Goodwin, by Warranty Deed from Jeremy Mallard, unmarried, dated July 18, 2023, of record in Instrument Number 20230719-0055446, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1901 Salem Mason Drive, Nashville, TN 37208.

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

James Goodwin

Laura Goodwin

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 25th day of February, 2026, personally appeared before me, **James Goodwin and Laura 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

NOTARY PUBLIC WILSON COUNTY TENNESSEE ANGELIQUE P. KANE