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
Batch # 1386121
02/26/2026 02:40:16 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260226-0015429

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
STATE OF TENNESSEE NOTARY PUBLIC
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<br>1987 Old Laguardo Road East<br>Lebanon, Tennessee 37087 | Goodwin Properties LLC<br>1987 Old Laguardo Road East<br>Lebanon, Tennessee 37087 | 08106022700 |

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(s)18, as shown on the map entitled Cumberland Gardens, Section III, of record in Book 2854, Page 146, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Goodwin and wife, Laura Goodwin, by Warranty Deed from Tammye W. Hawkins, unmarried, and Daryl J. Hawkins, unmarried, dated December 8, 2023, of record in Instrument Number 20231211-0095460, 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 2024 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

ANGELIQUE P. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY