Karen Johnson Davidson County Batch # 1389040 DEEDQC 03/05/2026 12:26:09 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260305-0017763	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF March 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE MARY ANN GOODRUM REVOCABLE LIVING TRUST	**SAME**	**129 09 0 005.00**
(NAME) **188 Carnavon Parkway**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Mary Ann Goodrum, a single woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Mary Ann Goodrum, Trustee of THE MARY ANN GOODRUM REVOCABLE LIVING TRUST, dtd 03/04/2026,** established by **The Trust Agreement of THE MARY ANN GOODRUM REVOCABLE LIVING TRUST, dtd 03/04/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being lot No. 168 on the Plan of West Meade Park, Section 4, as of record in Book 3300, page 68, Register's Office for said County.

Said lot No. 168 fronts 137 feet on the westerly side of Carnavon Parkway and extends back 528.3 feet on the northerly line and 467.6 feet on the southerly line to a dead line, measuring 144.9 feet thereon.

Being the same property conveyed to Harold C. Goodrum and wife, Mary Ann Goodrum, by deed from Barton C. Burns and wife.

Further being the same property conveyed to Mary Ann Goodrum, in fee simple absolute, from Harold C. Goodrum, by Quitclaim Deed dated January 18, 1983, of record in Book 6024, Page 581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **188 Carnavon Parkway, Nashville, TN 37205.**

Witness our hands, this the 4th day of March, 2026.

Mary Ann Goodrum

Mary Ann Goodrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Ann Goodrum,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 4th day of March, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public