Karen Johnson Davidson County
Batch# 1455857 DEEDQC
08/05/2026 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072013

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 4, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Goggin Family Trust
408 Powder Mill Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
115 08 0 076.00

QUITCLAIM DEED

Danielle Goggin and Shea Goggin (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Goggin Family Trust**, dated August 4, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 4, 2026**.

Danielle Goggin

Shea Goggin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Danielle Goggin and Shea Goggin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 4, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of George N. Welch Jr. Subdivision, West Meade Village Tract, Section "B", as of record in Book 1835, Page 75, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to: (i) Restrictions, dedications, reservations, easements and other matters shown on the plat of George N. Welch Jr. Subdivision, West Meade Village Tract, Section "B", as recorded in Plat Book 1835, Page(s) 75; (ii) Covenants, Conditions and Restrictions set forth in Restrictions recorded in Book 2304, Page 395; and (iii) Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6249, Page 260.

Being the same property conveyed to Danielle Goggin and Shea Goggin, wife and husband, from Treemont Properties, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20210413-0049095, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 408 Powder Mill Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2026.

Affiant Signature

8-4-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 4, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027