THIS INSTRUMENT PREPARED BY:

Karen Cain
Attorney at Law
L & C Tower Suite 2400
401 Church Street
Nashville, TN 37219
(615) 467-1804

BILL GARRETT, Davidson County
Trans:T20160008674 DEEDQC
Recvd: 02/02/16 08:34 2 pgs
Fees:12.00 Taxes:0.00
20160202-0009770

QUITCLAIM DEED

NEW OWNER(S)	SEND TAX BILLS TO	MAP PARCEL NO
Sean E. Daniels	Suntrust Mortgage	11-07-0-B-001.CO
512 Wheatfield Way	PO Box 57028	
Nashville, TN 37209	Irvine, CA 92619	

FOR AND IN CONSIDERATION of a divorce settlement and other good and valuable consideration, which is hereby acknowledged, **Sonya L. Daniels** by these presents does hereby quitclaim and convey unto **Sean E. Daniels**, his successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND situated in Davidson County, State of Tennessee, at 512 Wheatfield Way, Nashville, TN 37209, and more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Section One in Westchase Subdivision, as shown on plan of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh W. Entrekin, Trustee by Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated March 31, 2003 and filed of record Instrument No. 20030409-0046964, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Sean E. Daniels and wife, Sonya L. Daniels, by deed from Hugh W. Entrekin, Trustee by Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, and filed in Instrument No. 20080318-0027058, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand, this 19 day of January, 2016

SONYA L. DANIELS

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Karen Cain, a Notary Public in and for said County and State, the within-named, Sonya L. Daniels, with whom I am personally acquainted and who acknowledged that he executed the within instruments for the purposes contained therein.

Witness my hand this 19 day of January, 2016.

KAREN CAIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires:
10-18-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ -0-.

Affiant

Sworn to and subscribed before me, this 25 day of January, 2016.

KAREN CAIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires:
10/18/16

Notary Public

QUITCLAIM DEED

FROM: Sonya L. Daniels
TO: Sean E. Daniels