BILL GARRETT, Davidson County
Trans:T20170017343 DEEDQC
Recvd: 02/28/17 13:15 2 pgs
Fees:12.00 Taxes:0.00
20170228-0019834

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17028

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Daniel O. Dawson,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Daniel O. Dawson and Paula L. Dawson, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 3245 River Walk Drive, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the plan of Rivers Edge, Section Three, Jackson Downs, Phase Two, of record in Book 9700, Page 689, 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 Daniel O. Dawson, unmarried and Charlette Morgan, (now deceased) unmarried, as joint tenants with right of survivorship, by Warranty Deed from Fox Ridge Homes, Inc., dated 9/19/00 and recorded 10/3/00 in Instrument No. 20001003-0098037, Register's Office for Davidson County, Tennessee. Charlette Morgan died on February 21, 2013 according to Death Certificate issued December 16, 2014.

Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 21st day of February, 2017.

Daniel O. Dawson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21st day of February, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel O. Dawson** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

10-15-2017
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Rita Barker
Affiant

Subscribed and sworn to before me this 21st day of February, 2017.

M Lynn Bodden
Notary Public

My Commission Expires: 10-15-2017

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Tax/Map ID & Parcel:
085-12-0A-042.00 CO

New Owners:
Daniel O. & Paula L. Dawson
3245 River Walk Drive
Nashville, TN 37214

Send Tax Bills to :
Same as new owner