Return To:
American Home Title, LLC
4501 Charlotte Park Drive, Suite 120
Charlotte, NC 28217

Bill Garrett Davidson County
Batch# 9235 DEEDQC
10/06/2017 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171006-0102812

Order Number:
170937781TN

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 2nd day of October, 20 17, by and between **AUSTIN JOSEPH MCDANIEL, a married man,** hereinafter known and referred to as **GRANTOR**, and **AUSTIN JOSEPH MCDANIEL and TENRA BAYLIE JOHNSTON MCDANIEL, husband and wife, as tenants by the entirety,** whose tax mailing address is 5037 Edmondson Pike, Nashville, Tennessee 37211, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 305 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded therefrom this conveyance, is that certain property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7088, Page 500, said Register's Office.

Being the same parcel conveyed to AUSTIN JOSEPH MCDANIEL from JAMES C. OSBORNE and JENNIFER L. MCMAKIN, by virtue of a Deed dated December 2, 2015, recorded December 7, 2015, as Instrument No. 20151207-0123052 County of Davidson, State of Tennessee.

Assessor's Parcel No: 147 10 0 060.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

AUSTIN JOSEPH MCDANIEL

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 2nd day of October, 20 17, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **AUSTIN JOSEPH MCDANIEL.**

Notary Public
My Commission Expires: 10/31/17

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Austin Joseph McDaniel and Tenra Baylie Johnston McDaniel
5037 Edmondson Pike
Nashville, Tennessee 37211

Property Owner and Address:
Austin Joseph McDaniel and Tenra Baylie Johnston McDaniel
5037 Edmondson Pike
Nashville, Tennessee 37211

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306, Chattanooga, TN 37402

True Copy Certification

I, Amanda Simpson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Simpson
Signature

State of NC

County of Mecklenburg

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Simpson

Notary's Signature

My Commission Expires: 09/19/2022

Notary' Seal (if on paper)

JESSICA BLACK
Notary Public
Gaston County
NORTH CAROLINA