QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

Notary Public

COMMISSION EXPIRES: 4/13/2021
(AFFIX SEAL)

TRACY E. SPINKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Daniel S. Donnell	Daniel S. Donnell	061 14 0 082.00
(Name) 1068 Horseshoe Dr. Nashville, TN 37216	1068 Horseshoe Dr. Nashville, TN 37216	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Daniel S. Donnell and Dustin B. Donnell, both unmarried as tenants in common with rights of survivorship, hereinafter referred to as Grantor(s), hereby quitclaim to Daniel S. Donnell, a single person his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Being Lot No. 35 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Horseshoe Drive at the corner of Lots 24 and 35; thence with the line between said lots, southerly 174.85 feet to a point; thence easterly 60 feet to the corner of Lots 35 and 36; thence with the line between said lots northerly 175.0 feet to the south margin of Horseshoe Drive; thence with margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Daniel S. Donnell and Dustin B. Donnell, both unmarried as tenants in common with rights of survivorship by Warranty Deed from Stephen Dennis Smith and wife, Karen Smith dated October 8, 2009 and recorded October 15, 2009, in Instrument No. 20091015-0095410, in said Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 106753 DEEDQC
06/20/2018 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180620-0059311

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

IN WITNESS WHEREOF, the said Daniel S. Donnell and Dustin B. Donnell has hereunto set his/her/their signature, on this, the 14 of June, 2018.

Daniel S. Donnell

Dustin B. Donnell

STATE OF Tennessee

County OF Davidson

I, the undersigned, a Notary Public , do hereby certify that Daniel S. Donnell and Dustin B. Donnell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14 of June, 2018.

Notary Public

My Commission Expires: 01-29-20

(SEAL)

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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.

_____
Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature S-E-A-L Comm exp: _____

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019