Karen Y Johnson Davidson County
Batch# 171372 DEEDQC
12/07/2018 08:20:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181207-0119289

THIS INSTRUMENT PREPARED BY:
SOUTHLAND LAW GROUP, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Cassandra Burke Daniell 123 Blackburn Avenue Nashville, TN 37205	SAME	130-1-179

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **I, JAMES F. DANIELL JR., married,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and do hereby convey remise, release and forever quitclaim, unto **CASSANDRA BURKE DANIELL,** all of my right, title and interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 127 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to James F. Daniell Jr., married, by Warranty Deed from Suntrust Bank as Executor of the Estate of Robert D. Brown of record in Instrument No. 20080122-0006751 and Scrivener's Affidavit of record in Instrument No. 20080211-0013634, Register's Office for Davidson County, Tennessee.

This is improved property known as 123 Blackburn Avenue, Nashville, Tennessee 37205.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 30th day of November, 2018.

JAMES F. DANIELL JR.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James F. Daniell Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of November, 2018.

Notary Public

My Commission Expires: March 17, 2020

SUSAN S. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 30th day of November, 2018.

Notary Public

My commission expires: March 17, 2020

SUSAN S. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.