Karen Johnson Davidson County
Batch# 225361 DEEDQC
05/03/2019 08:45:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190503-0041339

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 30th day of April, 2019.

Notary Public
My Commission Expires: _____

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Tracy Johnson 2211 Old Hickory Blvd Nashville, TN 37215	New Owner	158-00-0-068.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William R. McDaniel, married** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Tracy Johnson, a single woman** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Williamson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being Tract No. 3 of the Manson Rowan Property, being a revision of the Alexander Property, located on Old Hickory Boulevard, described as follows:

BEGINNING at an iron pin in the southerly right of way of Old Hickory Boulevard, being 543.06 feet easterly from the northeast corner of the H. C. Pearson Property as of record in Book 1031, Page 197, Register's Office, and proceeding as follows: with said right of way of Old Hickory Boulevard, south 71 degrees 35 feet east a distance of 225 feet to an iron pin, thence leaving said right of way 24 degrees 33 feet west a distance of 637.85 feet to an iron pin; thence south 60 degrees 41 feet west a distance of 239.32 feet to an iron pin; thence north 18 degrees 43 feet east a distance of 311.01 feet to the point of beginning, containing 3.13 acres, more or less, as per survey of Turner Engineering Company, dated February 28, 1969.

Being the same property conveyed to Melanie R. McDaniel and William R. McDaniel, wife and husband by warranty deed from Belle H. McFadden, Trustee of the McFadden Family Trust, Share II, established under the Belle and Everette McFadden 2008 Trust under Agreement dated June 6, 2008 [a Fifty percent (50%) undivided interest]; and Everette McFadden and Belle McFadden, Trustees under that certain trust agreement establishing the Belle and Everette McFadden 2008 Trust, dated June 6, 2008 of record in Instrument No. 20140917-0085286 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 17, 2014.

This is improved property known as **2211 Old Hickory Blvd., Nashville, TN 37215**

Witness my/our hand (s) this the 28 day of MARCH, **2019.**

William R. McDaniel

STATE OF FLORIDA
COUNTY OF WALTON

On this 28th day of March, 2019, before me personally appeared **William R. McDaniel,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

EVELYN M. TRAPP
MY COMMISSION # FF 962176
EXPIRES: February 18, 2020
Bonded Thru Notary Public Underwriters

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.**

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