Karen Johnson Davidson County
Batch# 272727 DEEDQC
08/16/2019 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082242

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

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 16th day of August, 2019.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/10/21

ADDRESS OF NEW OWNER:
Kimberly W. Daniels
4930 Danby Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel: 147-05-199

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Dannie S. Wilson, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Kimberly W. Daniels, married,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Map of Caldwell Country Estates, Section I, of record in Book 2663, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dannie S. Wilson, an unmarried person, and James E. Rogers, an unmarried person, as tenants in common, from Melissa Dixon and husband, Hal Dixon and Charles Rogers and wife, Judy Rogers, by Quitclaim Deed, of record in Instrument No. 20011011-0111205, Register's Office for Davidson County, Tennessee. James E. Rogers, having died on May 27, 2019, his interest in said property vesting in his heir at law, James E. Rogers, Jr. (see Affidavit of Heirship of record in Instrument No. 20180809-0079466). James E. Rogers, Jr. having conveyed his interest in said property to Dannie S. Wilson by Quitclaim Deed of record in Instrument No. 20190809-0079467, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4930 Danby Drive, Nashville, Tennessee 37211.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 16th day of August, 2019.

Dannie S. Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dannie S. Wilson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 16th day of August, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY