Karen Johnson Davidson County
Batch# 299649 DEEDQC
10/11/2019 10:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191011-0104440

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 THE 10th day of October, 2019.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Benjamin L. Daniel, et. ux. 5111 Indiana Avenue Nashville, TN 37209	People's Home Equity 5205 Maryland Way, Suite 100 Brentwood, TN 37027	091-11-0-210.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **GARY L. DANIEL and wife, MARGARET P. DANIEL, and BENJAMIN L. DANIEL** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **BENJAMIN L. DANIEL and JESSICA LEVINE DANIEL, HUSBAND AND WIFE, as tenants by the entireties** (hereinafter called the "Grantee") all of our right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Plat for Map 91-11 Parcel 210 or 5111 Indiana Ave of record in Plat at Instrument No. 20020506-0055202, 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 Grantor by Warranty Deed from Ondrej Svare recorded in Instrument No. 20140530-0046772, Register's Office for Davidson County, Tennessee.

This is improved property known as 5111 Indiana Avenue, Nashville, TN 37209.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust of record in Instrument No. 20140530-0046773, Register's Office for Davidson County, Tennessee.

IN ITNESS WHEREOF, we have hereunto set our hands this 10th day of October, 2019.

GARY L. DANIEL, Grantor

MARGARET P. DANIEL, Grantor

BENJAMIN L. DANIEL, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named **GARY L. DANIEL, MARGARET P. DANIEL, and BENJAMIN L. DANIEL**, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 2019.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Commission Expires: _____

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 7, 2020

Notary Signature

My Commission Expires: September 7, 2020