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 25 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

KN-20-1157

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martha McDaniel	**Owner**	
(NAME) **1157 Cleveland Hall Blvd**	(NAME) **9004 Geneva Circle**	**064-05-0-085.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Prospect, KY 40059**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Being the same property conveyed to **Wilma FitzGibbon and Martha McDaniel, as Tenants in Common with the Right of Survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Martha McDaniel, Unmarried**, hereinafter called the Grantee, her heirs, successors and assigns, 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. 146 on the Plan of Phase One, Cleveland Hall of record in Plat Book 11700, Page 51, Corrected by Surveyor's Certificate of Correction of record in Instrument No. 19991209-0301348, 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 Wilma FitzGibbon and Martha McDaniel, both unmarried, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Janene E. Leonard and Frederick C. Leonard of record in Instrument No. 20180412-0034560 dated April 11, 2018 and filed on April 12, 2018, Register's Office for Davidson County, Tennessee.

Said Wilma FitzGibbon having since died on March 16, 2019, thereby leaving title vested solely in Martha McDaniel, as the survivor of them.

This is **improved** property known as: **1157 Cleveland Hall Blvd, Old Hickory, Tennessee 37138**.
This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Karen Johnson Davidson County
Batch# 363956 **DEEDQC**
02/26/2020 02:42:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200226-0021489

KN

Witness my hand this the 18th day of February, 2020.

Martha C. McDaniel
Martha McDaniel

STATE OF Texas)

COUNTY OF Denton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matha McDaniel, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 10/29/2022

MATT FRAZIER
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 128833896
MY COMM. EXP. 10-29-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212