THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 386948 DEEDQC 04/16/2020 12:48:58 PM 5 pgs Fees: $27.00 Taxes: $0.00 20200416-0040009	STATE OF _____ COUNTY OF _____ The actual consideration for this transfer is: $0.00 Don Daniels Don Daniels Subscribed and sworn to before me, this ____ day of _____, 2020. SEE ATTACHED NOTARY PUBLIC My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robin Lynn Daniels 438 Ewing Lane Nashville, TN 37207	New Owner	Parcel ID: **06001003100**

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Don Daniels** ("Grantor") do hereby quitclaim, transfer and convey unto **Robin Lynn Daniels** his successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 438 Ewing Lane, Nashville, TN 37207 and more particularly described as follows:

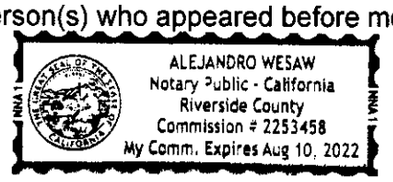
Being Lot No. 25 on the Plan of Section I, Aldrich Heights, as of record in Book 2083, page 76, Register's Office for said County.

Said Lot No. 25 fronts 80 feet on the southerly side of Old Ewing Lane and extends back between lines 306.47 on the easterly side and 334.70 feet on the westerly side to a line in the rear, on which it measures 84.84 feet.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 9th day of April, 20 20, by Donald Daniels ----------
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,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

Being the same property conveyed from Woodbine Homes, Incorporated, to Eugene M. Daniels and wife, Juanita Daniels, by Warranty Deed, on the 11th day of August 1954, of record in Book 2294, page 377, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin Daniels and Don Daniels by the Last Will and Testament of Juanita Daniels of record as instrument number 20200131-0011363, in Register's Office for Davidson County, Tennessee.

Said property is subject to restrictive covenants of record in Book 2248, page 498, Register's Office for said county.

WHEREAS Eugene Melvin Daniels died on March 13, 1993. The aforementioned property passed by operation of law to his wife, Juanita Daniels in fee simple, absolute.

WHEREAS Mamie Juanita Daniels died April 23, 2007. The Last Will and Testament of Mamie Juanita Daniels was admitted to probate for the sole purpose of muniment of title under case number 20p63 in the Seventh Circuit Court of Nashville and Davidson County, Tennessee. The aforementioned will is of record as instrument number 20200131-0011363, in Register's Office for Davidson County, Tennessee.

WHEREAS pursuant to the terms of the last will and testament of Mamie Juanita Daniels, the property vested in Robin Daniels and Don Daniels in equal shares as tenants-in-common.

WHEREAS upon execution of this quitclaim deed, the property shall be owned as follows:

Robin Lynn Daniels – 100%

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

[This space was intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this instrument on this the _____ day of _____, 2020.

Don Daniels

Don Daniels, Grantor

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **DON DANIELS,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ____ day of _____, 2020.

_____
Notary Public

SEE ATTACHED

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On April 9th, 2020 before me, Alejandro Wesaw, Notary Public
(insert name and title of the officer)

personally appeared Donald Daniels ----------,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEJANDRO WESAW
Notary Public - California
Riverside County
Commission # 2253458
My Comm. Expires Aug 10, 2022

Signature _____ (Seal)