Karen Johnson Davidson County
Batch# 508270 DEEDQC
11/03/2020 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201103-0128473

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Robert McDaniel and<br>Lauren McDaniel<br>1035 Seymour Avenue<br>Nashville, TN 37206 | New Owner | 083-05-0-014.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Diane Armistead, a married woman***, by these presents do hereby quitclaim and convey unto **Robert McDaniel and Lauren McDaniel, husband and wife,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being a part of Lot No.6, on the Plan of the Division of the land of John Hobson, deceased, of record in Minute Book L, Page 363, of the Circuit Court for said County, described as follows:**

**Beginning at a iron pin on the Northerly margin of Seymour Avenue, at a point 125 feet West of the Southwest corner of Lot 14 on the Map of the Subdivision of the lands of the heirs of Mrs. Sallie L. Johnson in Book 332, Page 164; thence with the Northerly margin of Seymour Avenue, Westwardly 58 feet; thence Northwardly and parallel to the Westerly line of Lot 14, 158 feet more or less to the Southerly margin of an alley; thence with said alley, Eastwardly 58 feet; thence Southwardly 158 feet more or Jess to the beginning.**

**Being the same property conveyed to Robert McDaniel and Lauren McDaniel, husband and wife and Diane Armistead, a married woman by Warranty deed from LRW Holdings, LLC of record in Instrument No. 20180413-0035154 Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 13, 2018.**

**Being also known as 1035 Seymour Avenue Nashville, Tennessee 37206.**

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 26th day of October, 2020.

Affiant

Notary Public

My commission expires:
(Affix Seal)

MEREDITH MALLOY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of October, 2020.

**Diane Armistead**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Diane Armistead**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 26th day of October, 2020.

Notary Public

My Commission Expires: 7.9.22

EMILY GUYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 9, 2022

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

