Karen Johnson Davidson County
Batch# 512982 DEEDQC
11/10/2020 11:12:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20201110-0132288

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
T. J. McDaniel, Jr. 296 33rd Avenue North Nashville, TN 37209	same	145 01 0 014.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, T. J. McDaniel, Jr. and wife, Carol M. McDaniel (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to T. J. McDaniel, Jr. (the "Grantee"), in fee simple, said property being certain tracts or parcels of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

This is improved property known as 5420 Stanford Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including the easement described on **Exhibit B** attached hereto and incorporated herein by this reference.

The purpose of this conveyance is to vest title to the Property entirely in the name of T.J. McDaniel, Jr., and to dissolve the tenancy by the entirety interest of T.J. McDaniel, Jr. and wife, Carol M. McDaniel, pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 6 day of NOVEMBER, 2020.

T. J. McDaniel, Jr., Grantor

Carol M. McDaniel, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared T. J. McDaniel, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 6 day of November, 2020.

Notary Public

My Commission Expires: 7/5/2021

TAMMY MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carol M. McDaniel, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 6 day of November, 2020.

Notary Public

My Commission Expires: 7/5/2021

TAMMY MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A) – creation or dissolution of tenancy by entirety.

T. J. McDaniel, Jr., Affiant

Subscribed and sworn to before me this 6 day of November 2020.

Notary Public

My Commission Expires: 7/5/2021

TAMMY MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Exhibit A

TRACT NO. 1

BEING a tract of land in the Second Civil District of Davidson County, Tennessee, being Lot 1 as shown on the Plan of Division of Lot 1, a Resubdivision of Lot 16, Map of Westwood, per survey and plat by Turner Engineering Company dated May 30, 1986, recorded in Book 6250, page 946, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an. iron pin in the easterly right-of-way of Standford Drive (a 50' right-of-way), said iron pin being in the northwest corner of the herein described tract and being the southwest corner of the Murray B. Hatcher, formerly the Olivia W. Boult property, and proceeding: leaving said right-of-way and with the South line of the Hatcher, formerly the Boult property, South 88 degrees 3 minutes East a distance of 700.6 feet to an iron pin; thence South 9 degrees 49 minutes 36 seconds West a: distance of 299.5 feet to an iron pin at the northeast corner of the W.S. Voorhees property; thence with the North line of the W.S. Voorhees property North 86 degrees 16 minutes 45 seconds West a distance of 90.06 feet to an iron pin; thence North 30 degrees 22 minutes 40 seconds West a distance of 47 feet to an iron pin; thence North 80 degrees 42 minutes 40 seconds West a distance of 153.81 feet to an iron pin; thence North 62 degrees 57 minutes 40 seconds West a distance of 174.55 feet to an iron pin; thence North 50 degrees 40 minutes 40 seconds West a distance of 144.2 feet to an iron pin; thence North 78 degrees 5 minutes 40 seconds West a distance of 116.9 feet to an iron pin in the easterly right-of-way of Stanford Drive; thence with said right-of-way and a curve to the left having a radius of 115.0 feet a distance of 53.77 feet to the point of beginning and containing 2.902 acres, more or less.

TRACT NO. 2

BEING a permanent easement in the 7th Civil District, of Davidson County, Tennessee, as shown on the plan of Division of Lot 1 of a Resubdivision of Lot 16, Map of Westwood, per survey and plat by Turner Engineering Company, dated May 30, 1986, recorded in Book 6250, page 940, Register's Office for Davidson County, Tennessee (the "Plan"), and more particularly described as follows:

SAID permanent ingress, egress easement traverses Lot 1 on said Plan and was to provide access to the "Reserved" tract as shown on the Plan, and extends 10 feet from both sides of a center line beginning at a point in the easterly right of way of Standford Drive (a 50' right-of-way), said point being 10.4 feet from the northwesterly corner of Lot 1, thence South 80 degrees 20 minutes East a distance of 21 feet to a point; thence with the radius of a curve to the right having a radius of 331.74 feet a distance of 194.25 feet to a point in said line; thence South 46 degrees 47 minutes East a distance of 13 feet to a point in said line; thence with a curve to the left having a radius of 530.04 feet a distance of 119.49 feet to a point in said line; thence South 59 degrees 42 minutes East a distance of 32 feet to a point in said line; thence with a curve to the left having a radius of 250.97 feet a distance of 59.72 feet to a point in said line; thence South 73 degrees 20 minutes East

a distance of 57 feet to a point in said line; thence with a curve to the left having a radius of 547.47 feet a distance of 137.28 feet to a point in said line, thence with a curve to the right having a radius of 260.07 feet a distance of 87.76 feet to a point in the boundary line between Lot 1 and the "Reserved" tract, said point being a distance of 44.4 feet from an iron pin which is the southeasterly corner of Lot 1 and the southwesterly corner of the "Reserved" tract.

BEING the same property conveyed to T.J. McDaniel, Jr. and wife, Carol M. McDaniel, by Warranty Deed from Lewis F. Wood, Jr. and wife, Cynthia B. Wood of record in Book 7242, page 640, Register's Office for Davidson County, Tennessee.

This is improved property known as 5420 Stanford Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including the easement described on **Exhibit B** attached hereto and incorporated herein by this reference.

The legal description is the same as the previous deed of record.

Exhibit B

Perpetual ingress and egress easement across the following land lying in the Second Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin which is the northeasterly corner of Lot 1 as shown on the Plan of Division of Lot 1, a Resubdivision of Lot 16, Map of Westwood, of record in Book 6250, page 946, Register's Office for Davidson County, Tennessee; thence, South 9 degrees 49 minutes 36 seconds East a distance of 50 feet to a point; thence, North 60 degrees 3 minutes West a distance of 105.5 feet to a point in the northerly line of said Lot l; thence, along said northerly line South 88 degrees 3 minutes East a distance of 100 feet to the point of beginning.

BEING the same property conveyed to T.J. McDaniel, Jr. and wife, Carol M. McDaniel, by Warranty Deed from Lewis F. Wood, Jr. and wife, Cynthia B. Wood of record in Book 7242, page 640, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla Lovell

Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of November, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY