THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 529281 DEEDQC
12/10/2020 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201210-0144504

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Katherine Anne Daniels 1404 Beechwood Ave. Nashville, TN 37212	New Owner	105-13-135

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, **Mark Geoffrey MacDonald, Married**, by these presents does hereby quitclaim and convey unto **Katherine Anne Daniels, Married,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Being Lot 1 on the Plan of Washer's Subdivsion of record in Book 3106, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50.0 feet on the notrterly margin of Beechwood Avenue and extends back, between paralled lines, 188.0 feet to an alley.

Being the same property conveyed to Mark Geoffrey MacDonald and wife, Katherine Anne Daniels by Warranty deed from Laura Griffin, Married, of record in Book 10939, page 21, Register's Office for Davidson County, Tennessee, dated May 15, 1998 and recorded on May 20, 1998.

Being also known as 1404 Beechwood Ave., Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
24th day of November, 2020.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of NOVEMBER, 2020.

Mark Geoffrey MacDonald

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 Mark Geoffrey MacDonald, 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 24th day of November, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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

