Karen Johnson Davidson County
Batch# 541864 DEEDQC
12/23/2020 11:13:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20201223-0152870

6410337

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
send tax bill to:
Spencer Lonnie McDaniel and Jessica Kate McDaniel
3443 Binkley Rd.
Joelton Tennessee 37080

Real Estate Tax ID Number: **021 04 0 003.00, 021 04 0 008.00**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 6th day of November, 2020 by and between **Spencer Lonnie McDaniel and wife, Jessica Kate McDaniel and Diane Gentle Armistead, married, as tenants in common with right of survivorship**, whose post office address(es) is/are **3443 Binkley Rd., Joelton, Tennessee 37080 and 1003 Glendale Lane, Nashville, Tennessee 37204,** as party or parties of the first part, "Grantor", and **Spencer Lonnie McDaniel and Jessica Kate McDaniel, husband and wife, Tenants by the Entirety,** whose post office address(es) is/are **3443 Binkley Rd., Joelton, Tennessee 37080,** as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the

First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 3443 Binkley Rd., Joelton, Tennessee 37080

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SEAL)
Spencer Lonnie McDaniel

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Spencer Lonnie McDaniel**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: John P Barton
Commission Expiration Date: My Commission Expires July 9, 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

68298088

(SEAL)
Jessica Kate McDaniel

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jessica Kate McDaniel**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: John P Barton
Commission Expiration Date:

My Commission Expires
July 9, 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

68298088

Diane Gentle Armistead (SEAL)
Diane Gentle Armistead

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Diane Gentle Armistead**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

John P Barton
Notary Public
Name: John P Barton
Commission Expiration Date: My Commission Expires July 9, 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 .

Diane G Armistead **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 6 **day of** November, 2020.

John P Barton
Notary Public
NAME: John P Barton

My Commission Expires: My Commission Expires July 9, 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

68298088

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF FELTSWOOD SUBDIVISION, SECTION 1, OF RECORD IN BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: SAID LOT NO. 9 FRONTS 150 FEET ON THE SOUTHERLY SIDE OF BINKLEY ROAD AND EXTENDS BACK 270 FEET ON THE EASTERLY LINE AND 250 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 200.31 FEET THEREON.

TRACT 2: A TRACT OF LAND IN THE 2ND CIVIL DISTRICT, FORMERLY THE 14TH DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF LOT 9, SECTION 1, FELTSWOOD SUBDIVISION, OF RECORD IN BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN, THE SOUTHEAST CORNER OF SAID LOT 9, SAID CONCRETE MONUMENT ALSO BEING A COMMON CORNER WITH LOT 10; THENCE SOUTH 9 DEGREES 51' 44" WEST A DISTANCE OF 261.65 FEET TO AN IRON PIN ON THE NORTH MARGIN OF A PROPOSED 50' ROAD; THENCE, ALONG THE NORTH MARGIN OF SAID PROPOSED ROAD, WESTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,933.11' AND A CENTRAL ANGLE OF 2 DEGREES 28' 15" (AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 22' 54" WEST, 83.36 FEET) A DISTANCE OF 83.36 FEET TO AN IRON PIN; THENCE, NORTH 82 DEGREES 36' 31" WEST, A DISTANCE OF 95.00 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 897.81 FEET AND A CENTRAL ANGLE OF 0 DEGREES 40' 01" (AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 16' 34" WEST, 10.45 FEET) A DISTANCE OF 10.45 FEET TO AN IRON PIN; THENCE, NORTH 8 DEGREES 03' 30" EAST, A DISTANCE OF 225.78 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHEAST CORNER OF LOT 8, SECTION 1, FELTSWOOD SUBDIVISION; THENCE, NORTH 87 DEGREES 40' 39" EAST, A DISTANCE OF 200.31 FEET WITH THE SOUTH LINE OF LOT 9, TO THE POINT OF BEGINNING AND CONTAINING 46,814.6 SQ. FT. OR 1.075 ACRES ACCORDING TO A SURVEY BY THEODORE W. MARTIN, JR. DATED 1-19-82.

Being the same property conveyed to Spencer Lonnie McDaniel and wife, Jessica Kate McDaniel and Diane Gentle Armistead, married, as tenants in common with right of survivorship, by deed dated March 16, 2017 of record in Deed Instrument/Case No. 20170329-0030433, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 021 04 0 003.00, 021 04 0 008.00
Commonly Known As: 3443 Binkley Rd., Joelton, Tennessee 37080

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne