Karen Johnson Davidson County
Batch# 624876 DEEDQC
04/29/2021 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057127

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 30TH, 2021.

Notary Public

My Commission Expires: December 2023

JUAN CAMILO ARANGO
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

New Owner Address:
Dan Edwin Danielson, Trustee
644 Mercer Drive
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number
075 11 0 054.00

QUITCLAIM DEED

Dan E. Danielson ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Dan Edwin Danielson, Trustee of The Dan Edwin Danielson Revocable Living Trust, dated** March 30, **2021** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, March 30, 2021.

Dan E. Danielson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dan E. Danielson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 30th of, 2021.

Notary Public

JUAN CAMILO ARANGO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: December 2nd 2023.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Highlands of Tulip Grove, Section 3 a plan of which is of Record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

Said Lot No. 408 fronts 72.43 feet on the westerly side of Mercer Drive, and runs back 146.67 feet on the southerly line and 137.89 feet on the northerly line, to a dead line in the rear on which it measures 75.17 feet

Being the same property conveyed to Dan E. Danielson by Warranty Deed from AMC Mortgage Company, Inc., A Florida Corporation, of record in Instrument No. 20041124-0141038, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as 644 Mercer Drive, Hermitage, TN 37076.

True Copy Certification

I, Andrew J. Bellm, 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.

Andrew J. Bellm
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, April 14, 2021.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

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