QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 653233 DEEDQC
06/09/2021 02:51:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210609-0077805

P-BR-15-3722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janeal Daniel & Rafael Daniel	**New Owner**	
(NAME)	(NAME)	
209 Valley Drive		**13306020800**
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANEAL DANIEL (formerly known as JANEAL BERNHART),** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JANEAL DANIEL AND HUSBAND, RAFAEL DANIEL** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Leonard Heights of record in Plat Book 2330, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janeal Bernhart, unmarried by deed from Jona Realty, LLC, a Tennessee limited liability company of record in Document Number 20150317-0022671, Register's Office for Davidson County, Tennessee. The said Janeal Bernhart having since married is now known as Janeal Daniel.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3722 Tibbs Drive, Nashville, Tennessee 37211**.

YMP

Witness my hand this the 4 day of June, 2021.

Janeal Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANEAL DANIEL, 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 official seal, this the 4 of June, 2021.

Notary Public

My Commission Expires: 10/2/2023

(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212