Name and Address of New Owner:
Daniel Son Team LLC
301 Sycamore Drive
White House, TN 37188

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 781601 DEEDQC
12/29/2021 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211229-0171470

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 090-12-0B-008-00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Akram Matlob Daniel and Lena A. Daniel, husband and wife ,** "the Grantor," convey and quitclaim unto **Daniel Son Team LLC, a Tennessee limited liabilty company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Hodges Estates, as of record in Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Akram Matlob Daniel and Lena A. Daniel, husband and wife by Warranty Deed from Mesopotamia, LLC, a Tennessee limited liability company, dated May 13, 2021, of record in Instrument No. 20210514-0065264, Register's Office for Davidson County, Tennessee.

This is improved property known as 804 William Howard Court, Nashville, TN 37209

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-21-2021 (date of document).

Connie Taylor
Affiant Signature

12-21-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL



IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21 day of December, 2021.

_____(SEAL)
Akram Matlob Daniel

_____(SEAL)
Lena A. Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this __ day of December, 2021, before me personally appeared **Akram Matlob Daniel and Lena A. Daniel**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of December, 2021.

_____
Notary Signature
My commission expires: 4-19-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of December, 2021.

_____
Notary Signature
My commission expires: 4-19-2025