Karen Johnson Davidson County
Batch# 833736 DEEDQC
04/04/2022 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220404-0038425

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Chris Daniels 438 Ewing Lane Nashville, Tennessee 37207	Same as new owner	06001003100

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **ROBIN LYNN DANIELS,** quitclaim and convey to **CHRIS DANIELS** all of my right, title and interest in and to the following real property:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section I, Aldrich Heights, as of record in Book 2083, Page 76, Register's Office for said County.

Being the same property conveyed from Woodbine Homes, Incorporated, to Eugene M. Daniels and wife Juanita Daniels by Warranty Deed of record in Book 2294, Page 377, said Register's Office. The said Eugene M. Daniels subsequently died, survived by his wife Juanita Daniels. Mamie Juanita Daniels, being the same person as Juanita Daniels, subsequently died unmarried and by Will, admitted to probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case No. 20P63, said Will and Order being of record as Instruments 20200131-0011362-3, said Register's Office, devised the within property to Robin Daniels and Don Daniels. Don Daniels subsequently conveyed his interest to Robin Lynn Daniels by a quitclaim deed of record as Instrument 20200416-0040009, said Register's Office. Robin Daniels and Robin Lynn Daniels are the same person.

This property is not a residence of Robin Lynn Daniels, his spouse or any dependent.

This is improved property located at 438 Ewing Lane, Nashville, Tennessee 37207.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on March 28, 2022.

Robin Lynn Daniels

ROBIN LYNN DANIELS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **ROBIN LYNN DANIELS**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 3/28/2022

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 3/28/2022

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires:
My commission expires: 7/9/2022

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 28th day of March, 2022.

Date: 3-28-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 28th day of March, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY