Karen Johnson Davidson County
Batch# 959972 DEEDQC
01/11/2023 09:41:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230111-0002321

This instrument was prepared by
Foreman Watson Holtrey, LLP
101 SE Parkway Court, Suite 220
Franklin, TN 37064

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold Foreman Watson Holtrey, LLP, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Rafael Daniel, Trustee Janeal Daniel, Trustee Daniel Revocable Living Trust dated December 15, 2022 3722 Tibbs Drive Nashville, TN 37211	SAME	13306020800

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Grantor, **Janeal Daniel and husband Rafael Daniel**, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto Grantee, **Rafael Daniel and Janeal Daniel, Trustees, or their successors in interest of the Daniel Revocable Living Trust, dated December 15, 2022, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

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 Daniel and Rafael Daniel, wife and husband, by Quitclaim Deed of record from Janeal Daniel (formerly known as Janeal Bernhart), in Instrument No. 20210609-0077805, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This improved property known as: 3722 Tibbs Drive, Nashville, TN 37211

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 15th day of December, 2022.

Janeal Daniel

Rafael Daniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Janeal Daniel and Rafael Daniel, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 15th day of December, 2022.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

