Karen Johnson Davidson County
Batch# 971335 DEEDQC
02/15/2023 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230215-0011093

****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Kyle Daniel
2103-B Eastland Avenue
Nashville, TN 37206

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 15 day of February, 2023.

KIMBERLY A. ABATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

Map/Parcel: 083-07-0-M 001.00CO

My Commission Expires: 1-31-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Danny Joe Daniel and wife, Rachel Daniel**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Kyle Daniel, married,** hereinafter called the Grantee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

WITNESS my hand this 13 day of February, 2023.

Danny Joe Daniel

Rachel Daniel

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Danny Joe Daniel, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of February, 2023.

My commission expires: 1/13/2024

Notary Public KYNP614

OFFICIAL SEAL
TERRI CLARK HOLLIS
NOTARY ID# KYNP614
NOTARY PUBLIC, STATE OF KENTUCKY
MY COMMISSION EXPIRES:

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rachel Daniel, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of February, 2023.

My commission expires: 1/13/2024

Notary Public KYNP614

OFFICIAL SEAL
TERRI CLARK HOLLIS
NOTARY ID# KYNP614
NOTARY PUBLIC, STATE OF KENTUCKY
MY COMMISSION EXPIRES:

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Unit No. B, on the plan of Eastland Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140924-0088032, as amended in Instrument No. 20150814-0081969, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Danny Joe Daniel and wife, Rachel Daniel and Kyle Daniel, unmarried, of record in Instrument No. 20150903-0090086, in the Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on November 3, 2015.

This is improved real property known as **2103-B Eastland Avenue, Nashville, Tennessee 37206**.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 15 day of February, 2023.

K. Thomas Sidwell
Date: 2-15-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of February, 20___.

Notary Public
My Commission Expires: 1-21-26

