Karen Johnson Davidson County
Batch# 973791 DEEDQC
02/23/2023 03:37:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230223-0012956

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
John W. Daniels
2136B Buena Vista Pike, Nashville, TN 37218

Real Estate Tax ID Number: **070130C00200CO**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4). This is not the homestead of Jody E. Daniels and her homestead is listed herein.

THIS QUITCLAIM DEED, made this 28th day of January, 2023, by and between **John W. Daniels, single, and Jody E. Daniels, married, who acquired title as joint tenants with right of survivorship**, whose post office address is **2136B Buena Vista Pike, Nashville, TN 37218 and 141 Saundersville Road Unit 1308, Hendersonville, TN 37075,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **John W. Daniels, single**, whose post office address is, **2136B Buena Vista Pike, Nashville, TN 37218,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71886781QC101010207

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 2136B Buena Vista Pike, Nashville, TN 37218

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71886781QC101010307

_____(SEAL)
John W. Daniels

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **John W. Daniels**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

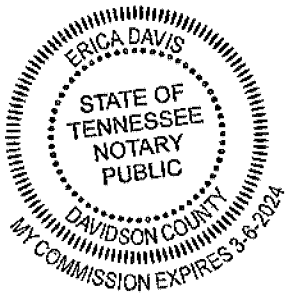
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Davis

Notary Public

Name: Erica Davis

Commission Expiration Date: 03/06/2024



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Jody E Daniels (SEAL)
Jody E. Daniels

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jody E. Daniels**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Davis

Notary Public

Name: Erica Davis

Commission Expiration Date: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

DR1 7188678IQC101010507

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EXHIBIT A

Legal Description:

Tax Id Number(s): 070130C00200CO

Land situated in the County of Davidson in the State of TN

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 2136 BUENA VISTA PIKE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20161220-0133471, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel Identification Number: 070130C00200CO
Commonly Known As: **2136B Buena Vista Pike, Nashville, TN 37218**

Being the same property conveyed to John W. Daniels and Jody E. Daniels, joint tenants with right of survivorship, by deed dated December 15, 2017 of record in Deed Instrument/Case No. 20171218-0128273, in the County Clerk's Office.

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AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

John W Daniels **(SEAL)**

John W. Daniels

Subscribed and sworn to before me on this the 28th **day of** January, **20** 23.

Erica Davis
Notary Public

NAME: Erica Davis

My Commission Expires: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

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202302230012956

Tennessee Certification of Electronic Document

I, Sam Rider, 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 January 28, 2022 (date of document).

Affiant Signature

February 14, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14th day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE