Prepared By:
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Attorney at Law
P.O. Box 282
Franklin, Tennessee 37065

Karen Johnson Davidson County
Batch# 980717 DEEDQC
03/14/2023 02:29:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230314-0018519

QUITCLAIM DEED

Address New Owner {s}
Jonathan McDaniel
3129 Harpeth Springs Dr.
Nashville, TN 37221

Send Tax Bills To
Jonathan McDaniel
3129 Harpeth Springs Dr.
Nashville, TN 37221

Map-Parcel
141-06-0D-063.00-CO

Based on information provided by Melanie McDaniel.
No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

FOR AND IN CONSIDERATION of One dollar {1.00}, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melanie McDaniel,** a married woman by these presents does hereby quitclaim and convey unto **Jonathan McDaniel,** his heirs and assigns, all her right, title and interest in and to the following described real estate, situated and located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 63 of Horizontal Property Regime Private Element Plat of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's office for said county, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melanie McDaniel, a married woman by deed of Barbara Edwards, an unmarried woman, of record in Instrument No. 20170406-0033795 in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 3129 Harpeth Springs Drive, Nashville, TN 37221.

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

Witness her hands this 7th day of March, 2023, having caused her name to be signed hereto on said day and date.

Melanie McDaniel

Melanie McDaniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melanie McDaniel** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Thrust this 7 day of March 2023.

Mary Ricchey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-27

MARY M RICCHEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 **, Affiant**
Subscribed and sworn before me this the
14 **Day of** March **, 2023.**
A. Hayes **, Deputy Register**