Karen Johnson Davidson County
Batch# 984245 DEEDQC
03/23/2023 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,317.60
20230323-0021248

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $356,107.20

Affiant

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 23rd day of March, 2023.

Notary Public
My Commission Expires: 9/8/25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Joseph D. Daniels 2062 Edison Park Lane Nashville, TN 37209	New Owner	091-02-4W-079-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Teresa D. Daniels, unmarried, a 96% Undivided Interest, and Joseph D. Daniels, unmarried, a 4% undivided interest** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Joseph D. Daniels, unmarried** ("Grantee"), her heirs and assigns, all of it's right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 79, on the Plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Teresa D. Daniels, unmarried, a 96% undivided interest, and Joseph D. Daniels, unmarried, a 4% undivided interest, by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware Corporation, of record in Instrument No. 20220524-0060207, Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded May 24, 2022.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 2062 Edison Park Lane, Nashville, TN 37209

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 22nd day of March 2023.

GRANTOR(S):

Teresa D. Daniels

Teresa D. Daniels

Joseph D. Daniels

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Teresa D. Daniels, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of March, 2023.

Walter Brodie Burwell Jr.

Notary Public

WALTER BRODIE BURWELL JR. NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 10-3-2024

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joseph D. Daniels, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2023.

Shauna Daniels

Notary Public

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/8/25

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, 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 March 23, 2023.

Affiant
Date: March 23, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of March 2023.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY