QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1043493 DEEDQC
08/28/2023 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230828-0067161

File #23-QCD-0750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tonja Roethemeier	**Same as New Owner**	
(NAME)	(NAME)	
1071 D Louisville Hwy		**043-02-0-107.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADINA LYNN DANIEL, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **TONJA ROETHEMEIER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Fairview, Section 3 of record in Plat Book 3700, Page 113, 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 Glen Daniel and Adina Daniel, husband and wife by Warranty deed from Matthew R. Spann, married of record in Instrument No. 20170306-0025683 Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 16, 2017.

The said Glen Daniel (AKA Glen H. Daniel, Jr.) having since died on August 3rd, 2022, leaving Adina Lynn Daniel as the sole surviving tenant by the entirety. The said Adina Lynn Daniel is one and the same as Adina Daniel.

The above-described property is neither the primary residence or the marital residence of the gantor herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. *Therefore the preparer does not accept liability for this Instrument.*

This is ____ **unimproved** __X__ **improved** property known as: 750 May Drive, Nashville, TN 37115.

Witness my/our hand(s) this the 17th day of August, 2023.

Adina Lynn Daniel

Adina Lynn Daniel

STATE OF California

COUNTY OF Madera

Before me personally appeared ADINA LYNN DANIEL, to me known to be the person (~~or persons~~) described in and who executed the foregoing instrument, and acknowledged that such person (~~or persons~~) executed the same as such person's (~~or persons~~') free act and deed.

Witness my hand, at office, this 17th day of August, 2023.

Cheryce Chartier

Notary Signature
My commission expires: 09-05-2026

CHERYCE CHARTIER
Notary Public - California
Madera County
Commission # 2414879
My Comm. Expires Sep 5, 2026

RETURN TO:
Tonja Roethemeier
1071 D Louisville Hwy
Goodlettsville, TN 37072

True Copy Certification

I, John W. Bishop, 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 this the 11th day of August, 2023.

Affiant Signature
Date 8/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026