Karen Johnson Davidson County
Batch# 1220977 DEEDQC
12/27/2024 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100634

This Instrument Prepared By:
Sherrard & Roe PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Robert L. Daniels, Co-Trustee
Deena H. Daniels, Co-Trustee
Daniels Family Trust
1112 Radnor Glen Drive
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
159 02 0 076.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Deena H. Daniels, Trustee, of the Revocable Trust Agreement of Deena H. Daniels dated July 31, 2009, (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Robert L. Daniels and Deena H. Daniels, and their successors in trust, as Co-Trustees of the Daniels Family Trust, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Lot 4 on the Plan of High Ridge Subdivision Phase One, of record in Plat Book 11700, Page 57, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to Deena H. Daniels, Trustee, of the Revocable Trust Agreement of Deena H. Daniels dated July 31, 2009, by Warranty Deed from Robert Daniels and Deena Daniels dated May 5, 2010, of record at Instrument No. 20100511-0036258, Register's Office for Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

This is improved property known as 1112 Radnor Glen Drive, Brentwood, Tennessee 37027.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Daniels Family Trust dated December 6, 2024, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 23rd day of December, 2024.

GRANTOR:

Revocable Trust Agreement of Deena H. Daniels
Dated July 31, 2009

Deena H. Daniels, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Deena H. Daniels, Grantor, who upon oath acknowledged that she is the Trustee of the Revocable Trust Agreement of Deena H. Daniels dated July 31, 2009, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of December, 2024.

Notary Public

My Commission Expires: March 3 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Affiant

Subscribed and sworn to before me this 23rd day of December, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

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CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 12/23/24 (date of document).

Carolyn S. Wenzel

December 23, 2024

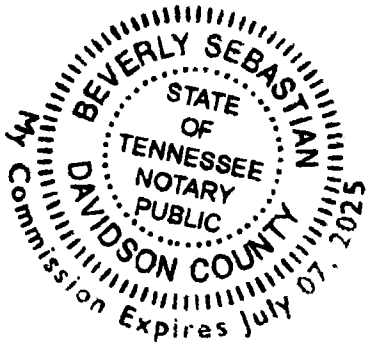
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of December, 2024.

Notary Public

My Commission Expires: 7/7/25



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