Karen Johnson Davidson County
Batch# 1221888 DEEDQC
12/31/2024 09:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241231-0101373

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified In Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-RD-24-4923

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Paul Daniels as to a life estate interest with remainder to Rachel Marie Daniels	**Same as new owner**	
(NAME) **4923 Barella Drive,**	(NAME)	**16203033100**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **DONALD PAUL DANIELS AND RACHEL MARIE DANIELS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DONALD PAUL DANIELS AS TO A LIFE ESTATE INTEREST WITH REMAINDER TO RACHEL MARIE DANIELS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot 110 on the Plan of Haywood Hills, Section IV, of record in Book 4675, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Marie Daniels and Donald Paul Daniels by Quitclaim Deed of record in Instrument Number 20230502-0032295 in the Register's Office for Davidson County, Tennessee.

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 **improved** property known as: **4923 Barella Drive, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 31 day of December, 2024.

Donald Paul Daniels

Donald Paul Daniels

Rachel Marie Daniels

Rachel Marie Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD PAUL DANIELS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of December, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL MARIE DANIELS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of December, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **12/31/2024** (date of document).

Affiant Signature

Date **12/31/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **31** day of **December**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027