Karen Johnson
Batch # 1296806
07/11/2025 10:57:23 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250711-0054690

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2025. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel Paul Fernandez and Daniel Yates Fernandez 713 Allen Pass Madison, TN 37115	New Owner	Map and Parcel No.: 052-16-0-041.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Daniel Paul Fernandez, unmarried and Kim Diane Cannon, unmarried, as joint tenants with right of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Daniel Paul Fernandez, unmarried and Daniel Yates Fernandez, unmarried, as joint tenants with right of survivorship** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Marlin Meadows Section 4, of record in Plat Book 2133, pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Daniel Paul Fernandez, unmarried and Kim Diane Cannon, unmarried, as joint tenants with right of survivorship by warranty deed from Jeffrey Steven Watson and Victoria Gabrielle Watson, husband and wife, dated May 21, 2024 and recorded on May 28, 2024 in Instrument No. 20240528-0039267, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **713 Allen Pass, Madison, TN 37115.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2025.

Daniel Paul Fernandez

Kim Diane Cannon

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Paul Fernandez** and **Kim Diane Cannon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of July, 2025.

Notary Public

My Commission Expires: 11-08-2027

JAMES WARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY