FROM: Barbara Daniel

TO: Barbara Daniel, Michael Pedro and Matthew Daniel

Karen Johnson
Batch # 1321586
09/12/2025 03 48 17 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20250912-0073109

QUITCLAIM DEED

Address of New Owner:
Barbara Daniel
5165 Pebble Creek Drive
Antioch TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
149-07-0-B-012.00 CO

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

Prepared from information
furnished by the parties

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value,
whichever greater, for this transaction is
$0 00

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Affiant

Subscribed and sworn to before me this
the 11 day of September, 2025

Notary Public
Commission Expires:_____

I/We, **Barbara Daniel** do hereby quitclaim to **Barbara Daniel, Michael A. Pedro and Matthew D. Daniel,** their Heirs and Assigns, all THEIR rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No 122 on the Final Plat of Canyon Ridge, Phase One, of record in Plat Book 9700, Page 805 and amended in Instrument NO 20031006-0146727, Register's office for said County, to which reference is made for a more complete description

Being the same property conveyed to **Barbara Daniel,** by deed of record in Instrument NO 20050728-0088387 Register's Office for Davidson County, Tennessee.

This is improved property known as: 5165 Pebble Creek Drive Antioch TN 37013

Witness our hand(s) this the 11 day of September, 2025.

Barbara Daniel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Daniel 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 purpose therein contained

Witness my hand and official seal at Nashville Tennessee this the 11 day of September, 2025

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Notary Public
Commission Expires 5/9/26