This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

Karen Johnson Davidson County
Batch# 1330951 DEEDQC
10/07/2025 07:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251007-0079737

ADDRESS NEW OWNER:
519 Nawakwa Trail
Madison, TN 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
063 00 0 02600

OWNER:
David L. Daniel and Mary J. Daniel, Trustees

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I/we, David Lance Daniel and Jack Wayne Daniel, hereby Quitclaim all my/our interest to David L. Daniel and Mary J. Daniel, Trustees of the Daniel Joint Revocable Living Trust dated April 12, 2018, and any amendments thereto, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point in the center of Nawakwa Trail as shown on plan of record in Book 843, pages 36 and 37, Register's Office for said County, said point being south 20° east 25 feet from the southwesterly corner of a tract of land described in deed of record in Book 895, page 202, said Register's Office; thence south 20° east 25 feet to an iron pipe; thence south 25°30' east 2700 feet to a point; thence south 75-1/2° west 882 feet to a point; thence south 2-1/2° west 118 feet to a point; thence north 82-1/2° west 23 feet to a point; thence south 4-1/2° west 84 feet to a point; thence south 71-1/2° west 216 feet to a point; thence north 29-1/2° west 109 feet to a point; thence north 43-1/4° west 122 feet to a point; thence north 28-3/4° west 610 feet to a point; thence south 67°40' west 394 feet to the northerly margin of a public road; thence with said road westwardly 291.3 feet to the southeast corner of the property conveyed to Mollie B. Coleman by deed from Ammon Baine and wife of record in Book 913, page 506, said Register's Office; thence with Coleman's easterly line northwardly 210 feet to her northeast corner; thence with her northerly line westwardly 210 feet; thence north 19° west 679.6 feet to a point; thence north 67-1/4° east 752.40 feet to an old stone; thence north 31°20' west 1091 feet to a point in the center of Nawakwa Trail; thence north 68-1/4° east; with the center of Nawakwa Trail, 1413.5 feet to the beginning, containing 98-6/8 acres, more or less.

Included in the above description, but excluded for the purposes of this conveyance are the following: Property described in a deed to the United States of America for a flowage easement of record in Book 2204, page 453, R.O.D.C.T, land described in a deed to Howard P. Daniel, et ux, of record in Book 3905, page 469, R.O.D.C.T., land described in a deed to Howard Pace Daniel, et ux, of record in Book 4048, page 299, R.O.D.C.T., land described in a deed to Joe Allen Mays, et ux, of record in Book 4135, page 395, R.O.D.C.T., land described in deed to Curtis E. Chaffin, et ux, of record in Book 4140, page 661, R.O.D.C.T., land described in deed to William Thomas Briley, et ux, of record in Book 4163, page 437,

R.O.D.C.T., land described in deed to James Thomas Davis, Sr., et ux, of record in Book 4170, page 577, R.O.D.C.T., land described in deed to Fuston E. Wright, et ux, of record in Book 4355, page 897, R.O.D.C.T., land described in deed to Charles Williams, et ux, of record in Book 4393, page 517, R.O.D.C.T., land described in deed to Charles B. Batson, et ux, of record in Book 4524, page 9, R.O.D.C.T., land described in deed to David D. Flippo, et ,ux, of record in Book 4531, page 899, R.O.D.C.T., land described in deed to Thomas Marks, et ux, of record in Book 4714, page 57, R.O.D.C.T., land described in deed to Larry N. Prince, et ux, of record in Book 4806, page 128, R.O.D.C.T., land described in deed to Wallace M. Jett, of record in Book 4824, page 270, R.O.D.C.T, land described in deed to David Lance Daniel, et ux, of record in Book 4908, page 385, R.O.D.C.T., land described in deed to David Lance Daniel, et ux, of record in Book 4915, page 819, R.O.D.C.T, land described in deed to Jack Wayne Daniel of record in Book 5278, page 150, R.O.D.C.T., land described in deed to David Lance Daniel, et ux, of record in Book 6540, page 670, R.O.D.C.T.

Being a portion of the same property conveyed to David Lance Daniel and Jack Wayne Daniel by Affidavit of Heirship of record in Instrument No. 20210503-0059118, said Register's Office.

This is improved property known as 1633 Hudson Road, Madison, TN 37115.

And now I/we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my/our interest unto the said David L. Daniel and Mary J. Daniel, Trustees of the Daniel Joint Revocable Living Trust, dated April 12, 2018, and any amendments thereto, their heirs and assigns, forever; and I/we, Jack Wayne Daniel, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of October, 2025.

Jack Wayne Daniel

David Lance Daniel

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 19th day of September, 2025, before me personally appeared Jack Wayne 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 19th **day of** September**, 2025.**

Notary Signature

My commission expires: 8/24/27

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 4th **day of** October**, 2025, before me personally appeared David Lance 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 4th **day of** October**, 2025.**

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

Notary Signature

My commission expires: 8/24/27

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The actual value or consideration, whichever is greater, for this transfer is $ 0**.**

AFFIANT

Subscribed and sworn to before me this 6th **day of** October**, 2025.**

NOTARY PUBLIC

My Commission Expires: 8/24/27

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 10/06/2025.

Affiant Signature

Date: 10/6/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 6th day of October, 2025.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER