Karen Johnson Davidson County
Batch# 1339159 DEEDQC
10/28/2025 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251028-0085881

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

ADDRESS NEW OWNER:
102 Spring Valley Drive
Cottontown, TN 37048

SEND TAX BILL:
To Owner

OWNER:
Jack Wayne Daniel and Katherine A. Daniel

MAP AND PARCEL:
063 00 0 076.00

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 and Jack Wayne Daniel, hereby Quitclaim all my/our interest to Jack Wayne Daniel and Katherine A. Daniel, husband and wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pipe, the northerly line of the Huffine property and the easterly line of the Bain property; thence with Bain's easterly line north 25°30' west 156.3 feet to an iron pipe; thence north 64°30' east to the intersection of the westerly margin of Whoopee Trail and the southerly margin of Beach trail, continuing with the southerly margin of Beach Trail, in all 550 feet, to the intersection of Ocoee Trail and Pawnee Trail; thence north 25°30' west 25 feet to the center of said Pawnee Trail; thence with the center of Pawnee Trail north 64°30' east 150 feet, north 45°east 504 feet to a hickory, north 18°45' east 332 feet; thence south 76°30' east to the southeast corner of lot No. 26 on the plan of Nawakwa Hills, as of record in Book 843, pages 36 and 37, Register's Office for said County, and with the southerly line of Lot No. 26, in all 125 feet, and continuing with the southerly line of lot No. 26 south 78°30' east 115 feet and east 120 feet to an iron pipe, the southeast corner of said lot; thence with the easterly line of lot No. 26, north 10° east 128 feet to the southeast corner of Lot No. 25; thence with the easterly line of Lot No. 25, north 10° west 128 feet to an iron pipe, the south east corner of lot No. 24; thence with the easterly line of lot No. 24, north 12°30' west 128 feet to an iron pipe, the southeast corner of lot No. 23; thence with the easterly line of lot No. 23, north 15° west 100 feet to an iron pipe; the southeast corner of lot No. 22; thence with the easterly line of lot No. 22, north 18° west 100 feet to an iron pipe, the southeast corner of lot No. 21; thence with the easterly line of lot No. 21, north 21°30' west 130 feet to an iron pipe, the southeast corner of lot No. 20; thence with the easterly line of lots Nos. 20, 19 and 18, north 27° west 431.6 feet to an iron pipe in the southerly margin of a 10-foot walkway; thence north 70° east 125 feet to the low water mark of the Cumberland River; thence down said river at low water mark, south 46° east 360 feet, south 37° east 600 feet, south 25° east 850 feet, and south 10° east 138 feet to an ash corner in the northerly line of the Huffine property; thence with Huffine's northerly line and a fence, south 75°30' west 2238 feet to the beginning, containing 34.96 acres according to a survey made by Z.J. Wilkinson, Surveyor, January 18, 1941.

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 unimproved property known as 0 Pawnee Trail, 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 Jack Wayne Daniel and Katherine A. Daniel , husband and wife, their heirs and assigns, forever; and I/we, David Lance Daniel and 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 25th day of October, 2025.

Jack Wayne Daniel

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 25th day of October, 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 25th day of October, 2025.

Notary Signature
My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large

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 Jack Wayne Daniel and Katherine A. Daniel , husband and wife, their heirs and assigns, forever; and I/we, David Lance 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.

David Lance Daniel

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.

Notary Signature
My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

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, Cassie Pulley, 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 10/28/25.

Affiant Signature

Date: 10/28/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 28th day of October, 20 25.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.