Karen Johnson Davidson County
Batch# 1348996 DEEDQC
11/20/2025 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0092938

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

David J. McDaniel, III, et ux.

TO:

David Juett McDaniel, III, and Barbara Lewis McDaniel, Trustees of the McDaniel Family Community Property Trust dated November 20, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 20th day of November, 2025, by **David J. McDaniel, III, and Barbara McDaniel, husband and wife** ("Grantors") to **David Juett McDaniel, III, and Barbara Lewis McDaniel, Trustees of the McDaniel Family Community Property Trust dated November 20, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 89 on the Plan of Cloverland Acres, Section 9, as of record in Book 4955, page 86, in the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 89 fronts 149.00 feet on the northerly side of Cloverland Drive and runs back 171.00 feet on the westerly line and 266.74 feet on the easterly line to a line in the rear which measures 246.42 feet thereon.
>
> BEING the same property conveyed to David J. McDaniel and wife, Barbara A. McDaniel, by Warranty Deed from Third National Bank in Nashville, dated July 30, 1982, and recorded on July 30, 1982, in Book 5917, page 733, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **5826 Cloverland Drive, Brentwood, TN 37027**.

David J. McDaniel, III, and David J. McDaniel being one and the same person.

Barabara McDaniel and Barbara A. McDaniel being one and the same person.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

David J. McDaniel, III
Grantor

Barbara McDaniel
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David J. McDaniel, III, and Barbara McDaniel**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20th day of November, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
David Juett McDaniel, III, and Barbara Lewis McDaniel, Trustees 5826 Cloverland Drive Brentwood, TN 37027	Same/Owner	5826 Cloverland Drive Brentwood, TN 37027 171-08-0-004.00

Tennessee Certification of Electronic Document

I, Sara B. Lademan, 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 11.20.25 (date of document).

Sara B Lademan
Affiant Signature

11.20.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of November 2025.

Jennifer Wheeler
Notary's Signature

MY COMMISSION EXPIRES: 1.28.26

NOTARY'S SEAL

