Karen Johnson Davidson County
Batch# 1398683 DEEDQC
03/27/2026 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260327-0024664

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 26 day of March, 2026.

Melissa Heavener — Affiant

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Jack Wayne Daniel & Katherine A. Daniel 102 Spring Valley Drive Cottontown, TN 37048	Same as New Owner.	P/O Map-Parcel: 063 00 0 076.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JACK WAYNE DANIEL AND KATHERINE A. DANIEL**, by these presents do hereby quitclaim and convey unto **JACK WAYNE DANIEL AND KATHERINE A. DANIEL**, for the express purpose of making a re-conveyance to subdivide a certain parcel into a separate tax parcel, and their successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Being a tract of land in the 9th Council District of Davidson County Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/19/26 as follows:

Beginning at a set iron pin, said pin being located N 73°41'20" E, 179.07' from an existing iron pin at the southwest corner of Lot 2 of the Coker Subdivision in Book 8250, Page 506 R.O.D.C.T.; and the southwest corner of herein described tract; thence with a new line N 17°12'21" W, 258.75' to a point in the southerly margin of Pawnee Trail; thence with the southerly margin for the next 2 calls N 60°45'14" E, 90.83'; thence N 53°39'40" E, 40.00' to a set iron pin; thence now leaving said margin with a new line N 65°08'15" E, 452.66' to a set iron pin; thence with a new line S 36°34'49" E, 426.44' to a set iron pin; thence with a new line S 76°52'41" W, 718.54' to the point of beginning containing 5.007 acres.

Being a portion of the same property conveyed to Jack Wayne Daniel and Katherine A. Daniel by deed from David Lance Daniel and Jack Wayne Daniel dated October 28, 2026, of record in Instrument No. 20251028-0085881, said Register's Office.

This is unimproved property commonly known as **0 Pawnee Trail, Madison, TN 37115**.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 26th day of March, 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

Jack Wayne Daniel
JACK WAYNE DANIEL

Katherine A. Daniel
KATHERINE A. DANIEL

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **JACK WAYNE DANIEL and KATHERINE A. DANIEL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of March, 2026.

D Park
NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **3/26/206** [DATE].

AFFIANT SIGNATURE

3/27/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **27th** day of **March**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

