This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1441429 DEEDQC
07/01/2026 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260701-0059637

State of Tennessee }
County of Davidson }

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

Kristin Todd
Affiant Signature

Subscribed and sworn to before me on this the 29th day of June, 2026.

Marcia Escobar
Notary Public

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 10/25/2027

NAME AND ADDRESS OF PROPERTY OWNER:
Joshua Martyn Daniels
108 Elizabeths Court
Antioch, TN 37013

SEND TAX BILLS TO:
Joshua Martyn Daniels
108 Elizabeths Court
Antioch, TN 37013

MAP AND PARCEL NUMBER: 149 02 0C 008.00

QUITCLAIM DEED
26NT01266

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Joshua Martyn Daniels, Heir-at-law of Olivia Daniels, deceased

By these presents do remise, release and **QUITCLAIM** unto

Joshua Martyn Daniels, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 8, on the plan of Sterling Wood, a portion of a planned unit development, as shown by plat of record in plat book 6250 page 648 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Olivia Daniels died 07/13/2025, leaving her heir-at-law as follows, as evidenced by affidavits of heirship recorded as document no 202607010059635 **AND** 202607010059636 **, Register's office for Davidson County, Tennessee: Joshua Martyn Daniels**

Being the same property conveyed to Olivia Daniels by Special Warranty Deed from U.S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2005-7 as recorded 01/22/2008 in Book NA at Page NA as Document 20080122-0006423.

Commonly Known As: 108 Elizabeths Ct, Antioch, TN 37013-1761

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of June, 2026

Joshua Martyn Daniels

State of Tennessee }
County of Davidson }

Subscribed and sworn before be this 29 day of June, 2026.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Notary Public

My Commission expires: 3 / 6 / 2029.

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joshua Martyn Daniels, the within named bargainer, 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, at office, this 29 day of June, 2026.

Notary Public

My Commission expires: 3 / 6 / 2029.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Tennessee Certification of Electronic Document

I, Justin Foster 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 June 29, 2026 (date of document).

Affiant Signature

6-29-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of June, 26.

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY