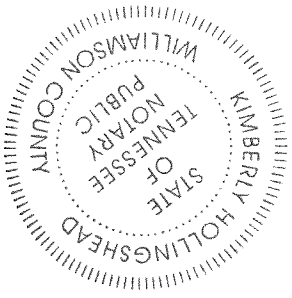
QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1480966 DEEDQC
10/06/2026 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261006-0091946



STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18th DAY OF September, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/12/27

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 260721

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Brock Daniel Mixon 342 Sophia Rain Drive Nashville, TN 37218	SAME AS NEW OWNER	069 01 0A 009.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **DANIELS PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY** ("Grantor"), do/does hereby convey, remise, release and forever quitclaim my/our/its right, title and interest, unto, **Brock Daniel Mixon, an unmarried man, a 50% undivided interest, and Lisa A. Daniels and Kenneth W. Daniels, wife and husband, a 50% undivided interest, as tenants in common with right of survivorship** ("Grantee"), their Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 9, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210318-0036188, amended by Instrument Number 20210901-0117737, and being shown on Plat attached thereto as Exhibit "B," in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniels Properties, LLC, a Georgia Limited Liability Company, by Warranty Deed from 3 Sophia Rain LLC, A Tennessee Limited Liability Company, dated May 7, 2026, and recorded on June 2, 2026, of record in Instrument Number 202606020049659, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 342 Sophia Rain Drive, Nashville, TN 37218.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Witness our/my hand on the 2nd day of September, 2026.

Daniels Properties, LLC, a Georgia Limited Liability Company

BY: _____
Lisa A. Daniels
Manager

BY: _____
Kenneth W. Daniels
Manager

STATE OF GEORGIA
COUNTY OF Emanuel

Before me, the undersigned, of the state and county aforesaid, personally appeared Lisa A. Daniels and Kenneth W. Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Manager of Daniels Properties, LLC, a Georgia Limited Liability Company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by themselves as Daniels Properties, LLC, a Georgia Limited Liability Company.

Witness my hand and official seal this 2nd day of September, 2026.

TAMMY GRIMES NOTARY PUBLIC EMANUEL COUNTY, GA MY COMMISSION EXPIRES FEBRUARY 03 2029

_____
Notary Public
My Commission Expires: 2-3-2029

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or 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 9-2-26.

Kimberly Hollingshead

Date: 9-2-26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before m, the undersigned, of the state and county aforesaid, personally appearing KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 2nd **day of** September, **2026.**

AUDRA D CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

Notary Public

My Commission Expires: _____