Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-4099

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of August, 2025

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1311458 DEEDWARR
08/18/2025 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20250818-0065860

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wendy Sue Frederick 500 Paragon Mills Road Unit K3 Nashville, TN 37211		133-11-0A-061.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Derald E. Daugherty and Marlei L. Olson, Heirs and Beneficiaries of Estate of Chance J. Daugherty

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendy Sue Frederick, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being in the County of Davidson, State on Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. K-3 on the plan of Canterbury Hall Condominium Apartments of records in Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Jules E. Daugherty, unmarried by Warranty Deed from Roy Forkum, married of record in Instrument No. 20120817-0073860 Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on August 17, 2012.

Being the same property conveyed to Chance J. Daugherty, an unmarried man, and John Kutsko, a married man by Warranty Deed from Jules E. Daugherty of record in Instrument No. 20171020-0107583 Register's Office for Davidson County, Tennessee, dated October 19, 2017 and recorded on October 20, 2017.

Being the same property conveyed to Chance J. Daugherty, an unmarried man by Quitclaim Deed from Chance J. Daugherty, an unmarried man, and John Kutsko, a married man of record in Instrument No. 20201221-0151482 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 21, 2020. The said Chance J. Daugherty died on or about May 05, 2025. Reference is made to the Affidavit of Heirship recorded on May 09, 2025, of recorded in Instrument No. 20250509-0036808 and Instrument No. 20250509-0036812, naming Derald E. Daugherty and Marlei L. Olson as all of his heirs.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 500 Paragon Mills Road Unit K3, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Dated this the 14th day of August, 2025.

Estate of Chance J. Daugherty

By: Derald E. Daugherty
Derald E. Daugherty, Heir and Beneficiary

By: _____
Marlei L. Olson, Heir and Beneficiary

STATE OF Texas
COUNTY OF Kerr

On this 14th day of August, 2025, before me virtually appeared Marlei L. Olson, Heir and Beneficiarie of Estate of Chance J. Daugherty, 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 14th day of August, 2025.

_____
Notary Signature
My commission expires: 10/08/2026

NOTARY PUBLIC STATE OF TEXAS
Camron Cook
ID NUMBER
12998668-4
COMMISSION EXPIRES
October 8, 2026

STATE OF Texas
COUNTY OF Harris

Electronically signed and notarized online using the Proof platform.

On this 14th day of August, 2025, before me virtually appeared Derald E. Daugherty, Heir and Beneficiarie of Estate of Chance J. Daugherty, 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 14th day of August, 2025.

KaTesha Owens 08/14/2025
Notary Signature KaTesha Owens ID # 13170071-0
My commission expires: 08/28/2026

Notary Public, State of Texas, Harris County

NOTARY PUBLIC STATE OF TEXAS
KaTesha Owens
ID NUMBER
13170071-0
COMMISSION EXPIRES
August 28, 2026

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/14/25.

Affiant Signature – Joshua A. Terry

8/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27