This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7052-AP

Karen Johnson Davidson County
Batch# 1321794 DEEDWARR
09/15/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250915-0073365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2025.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Denise Beaty and Alan Beaty<br>1322 Whisper Trace Lane<br>Knoxville, TN 37919 | New Owner | 142-02-0B-001-00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert Duane Daugherty, Trustee of D. Family Trust dated August 15, 2019** (individually and/or collectively, "Grantor"), transfer and convey unto **Denise Beaty and Alan Beaty, wife and husbanda and Rita Ann Donnelly, Trustee of the Rita Ann Donnelly 2024 Revocable Living Trust** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit B, together with the appurtenant common elements of the Harrow Court Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Harrow Court Townhomes, of record in Instrument No. 20111013-0079570, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan of The Harrow Court Townhomes, attached as exhibit to said Declaration, and original plan of Section 3, Cross Timbers, of record in Book 4175, page 21, said Register's Office, for a more complete identification and placement of such Unit.

Being a portion of the property conveyed to Robert Duane Daugherty, Trustee of the D. Family Trust, dated August 15, 2019, as amended from time to time, and his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Warranty Deed from Robert Duane Daugherty, dated August 15, 2019, recorded August 15, 2019, of record in Instrument No. 20190815-0081845, Register's Office for Davidson County, Tennessee.

This is improved property located at: **109 Harrow Court, Unit B, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of September, 2025.

GRANTOR:

D. Family Trust dated August 15, 2019

By: _____
Robert Duane Daugherty, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Duane Daugherty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of D. Family Trust dated August 15, 2019, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **09/15/2025**.

Affiant Signature

**09/15/2025**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/15/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY