Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-4140

Karen Johnson Davidson County
Batch# 1335283 DEEDWARR
10/17/2025 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20251017-0082762

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of October, 2025

Notary Public

Commission Expires: 9/13/28

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Norma Hernandez 4960 Clarksville Highway Whites Creek, TN 37189	LoanDepot.com, LLC 6561 Irvine Center Drive Irvine, CA 92618	048-00-0-114.00

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,

Derek Dawn Daman, an unmarried man

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

Norma Hernandez, an unmarried 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:

Parcel 1:

Land in Davidson County, Tennessee, Being Lot No. 3 of the North portion of Fred R. Graves tract, described as follows: Beginning at an iron pin on the Northeasterly margin of the right-of-way of highways 41A and 112, said point being 170 feet, more or less, from a large Cottonwood near Dry Ford Creek and said Cottonwood, being same as shown on map showing the division of G. Henry Graves' Tract, South portion made by surveyor Wilkerson, August 2, 1937; thence with Graves' North line and Lokey's South line, North 39 degrees 30 minutes East 465.0 feet to an iron pin; thence South 47 degrees 36 minutes East 125.0 feet to an iron pin; thence South 39 degrees 30 minutes West 465.0 feet to an

iron pin on the Northeasterly margin of said right-of-way of said highway; thence with the right-of-way along a curve having a radius of 3820.0 feet, Northwestwardly 125.0 feet to the beginning, containing 1.33 acres, more or less.

Parcel 2:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Easterly right-of-way of Highway 41A, said point being the Southwest corner of the property conveyed to James Lee West and wife, of record in book 4340, Page 728; thence, with said West's Southeasterly boundary line North 39 degrees 30 minutes East 465 feet to a point; thence South 47 degrees 36 minutes East 50 feet to a point; thence South 39 degrees 29 minutes 37 seconds West 463.68 feet to the Northeasterly margin of Highway 41A; thence with the same Northwestwardly 50 feet to the point of beginning.

Being all of the same property conveyed to James Lee West and wife, Lorene West by Installment Deed from Nathan Wall and wife, Roberta Wall of record in Book 4340, Page 728, Register's Office for Davidson County, Tennessee, dated June 04, 1969 and recorded on June 09, 1969. (Parcel 1)

Being all of the same property conveyed to James Lee West and wife, Lorene H. West by Warranty Deed from Mattie Lou Graves, a widow of record in Book 4508, Page 959, Register's Office for Davidson County, Tennessee, dated June 08, 1971 and recorded on June 08, 1971. (Parcel 2)

The said James Lee West having since died on January 4, 2003 leaving Lorene West aka Lorene H. West as the surviving tenant by the entirety; The said Lorene West having since died on December 22, 2023, Case No. 24P-1254 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

Being the same property conveyed to Derek Dawn Daman, an unmarried man by Warranty Deed from Jeanna Wingo, Executor of the Estate of Edwina Lorene West of record in Instrument No. 20240830-0066973 Register's Office for Davidson County, Tennessee, dated August 29, 2024 and recorded on August 30, 2024.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 4960 Clarksville Pike, Whites Creek Tennessee 37189

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.

WARRANTY DEED

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

This is **improved** property known as: 4960 Clarksville Highway, Whites Creek, TN 37189

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 13th day of October, 2025.

Derek Dawn Daman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of October, 2025, before me personally appeared Derek Dawn Daman, 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 13th day of October, 2025.

Notary Signature
My commission expires: 4-25-2029

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

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 10/16/2025.

Affiant Signature – Joshua A. Terry

10/16/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27