Karen Johnson Davidson County
Batch# 1338164 DEEDWARR
10/24/2025 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20251024-0084701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.25
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Golden Dog Title & Trust
2550 Meridian Blvd,, Suite 300, Franklin, TN 37067

File No.: FRA25-0138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Yadira Pagan-Fuentes		
(NAME)	(NAME)	174-11-0A-029.00-CO
1460 Ohara Dr	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHRYN DAILEY AND JACOB DAILEY, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YADIRA PAGAN-FUENTESA, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22, on the plan of Cane Ridge Farms, Phase One, Section Two, of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacob B. Dailey, an unmarried man, and Kathryn A. Snyder, an unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record as Instrument No. 20180402-0030350, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed dated October 30, 2017, from Land Development.com., Inc., a Tennessee corporation, of record in Instrument No.20171031-0111625, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Land Development.com., Inc., a Tennessee corporation, by Deed dated March 31, 2016, from Randall Clemons, Trustee, for benefit of Wilson Bank & Trust and Cttizens Bank of Lafayette, of record in Instrument No 20160405-0032520, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall Clemons, Trustee, for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, by Special Warranty Deed from Pinnacle National Bank, dated August 5, 2011, of record in Instrument Number 20110805-0060574, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 1460 Ohara Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 23rd day of October, 2025.

Kathryn Dailey

Jacob Dailey

STATE OF TENNESSEE

COUNTY OF Williamson

The foregoing instrument was executed and acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 23rd day of October, 20 25 by Kathryn Dailey and Jacob Dailey and , who [ ] is personally known to me or [ ] has produced _____ (type of identification) as identification.

Notary Public

Printed Name: Joshua C. Sublett

Commission # N/A

My Commission Expires: 9-3-25

(SEAL)

JOSHUA C. SUBLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Allie Efferson, 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 **10/23/2025** (date of document).

Affiant Signature

10/23/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **October**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 9.5.28

NOTARY'S SEAL

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY