This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25092-DJ

Karen Johnson Davidson County
Batch# 1368034 DEEDWARR
01/09/2026 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20260109-0002367

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Theresa L. Smith
Affiant

Subscribed and sworn to before me, this the 9th day of January, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madalyn Mavis Hearst 4491 Chandler Road Hermitage, TN 37076	New Owner	075-00-0-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kandie Anderton and wife, Amy Danielle Anderton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madalyn Mavis Hearst,** a married woman, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at a concrete monument situated in the southerly margin of Chandler Road (60' R.O.W) said point also being the northerly property corner of Lot 5 and the southwesterly property corner of the property herein described:

Thence, along said southerly margin of Chandler Road, a curve with a radius of 3,002.66 feet and a length of 222.58 feet to a point; Thence, S 63° 29' 09" E, a distance of 900.24 feet to a point; thence, S 12° 07' 03" W, a distance of 293.26 feet to a point; thence, N 59° 49' 29" W, a distance of 1011.48 feet to a point of beginning and containing 5.50 acres of land, more or less.

Being the same property conveyed Kandie Anderton and wife, Amy Danielle Anderton by Warranty Deed from H. Eddie Fox and wife, Mary Nell Fox, dated January 12, 2018, recorded February 1, 2018, of record in Instrument No. 20180201-0010387, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4491 Chandler Road, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2026 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 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. 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 9th day of January, 2026.

GRANTOR:

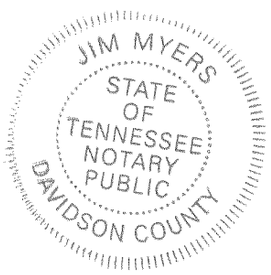
Kandie Anderton

Amy Danielle Anderton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amy Danielle Anderton and Kandie Anderton, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2026.



Notary Public
My Commission expires: 11-8-2028

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 1-9, 2026.

Affiant
Date: 1-9 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of January, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

