Karen Johnson Davidson County
Batch # 1375412 DEEDWARR
02/03/2026 12:14:26 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20260203-0007436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,999.00. 1/30/26

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of January, 2026.

(Affix Seal) Notary Public

My Commission Expires:

MARGARET R MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

2025-10-3445

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BD-SRH-26-1526

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barbara Daniel 1526 Sprucedale Drive Antioch, TN 37013	NEW OWNER	Map/Parcel 175-02-0B-022.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hannah Poteete (formerly known as Hannah Wright), a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Daniel, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in the Davidson County, Tennessee, being Unit No. 306, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons. Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No 20130322-0028759 and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Hannah Wright, a Single Person by Warranty Deed from Scott E. Ewing and Jill M. Ewing, Husband and Wife of record in Instrument No. 20180129-0008853 Register's Office for Davidson County, Tennessee, dated December 01, 2017 and recorded on January 29, 2018.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1526 Sprucedale Drive, Antioch, TN 37013.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever..

Stephen Poteete, spouse of the Grantor, hereby joins in this conveyance for the express purpose of conveying any and all rights, title and interest he may have in the subject property by virtue of his marriage to the Grantor.

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.

Effective the 23 day January, 2026.

Hannah Poteete

Hannah Poteete

Stephen Poteete

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of January, 2026, before me personally appeared Hannah Poteete and Stephen Poteete, 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 23 day of January, 2026.

Notary Signature
My commission expires:

