Karen Johnson Davidson County
Batch# 1384738 DEEDWARR
02/23/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260223-0014368

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7812-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2026.

Notary Public
My Commission Expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Paquin 908 Clarke St Old Hickory, TN 37138	New Owner	044 15 0 218.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Daniel Hester, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **William Paquin, an unmarried man** (individually and/or collectively, "Grantee"), 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. 214, on the Plan of SECTION "A", VILLAGE OF OLD HICKORY, of recorded in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to Which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Hester, a single man, by Warranty Deed from Monier Bowlus, a married person and Annalese M. Bowlus, a single person, of record in Instrument No. 20230531-0041126, in the Register's Office of Davidson County, Tennessee, dated May 30, 2023 and recorded on May 31, 2023.

This is improved property located at: **908 Clarke Street, Old Hickory, TN 37138**

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 the 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 I/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 I/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 18th day of February, 2026.

GRANTOR:

Daniel Hester

Daniel Hester

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Hester, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of February, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202602230014368

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2-18-26.

Date

Affiant Signature

2-23-26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of Feb, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2028