Karen Johnson Davidson County
Batch# 1392325 DEEDWARR
03/12/2026 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,168.00
20260312-0019760

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Odessa McDaniel 4000 Enchanted Way Nashville, Tennessee 37218	Tax Map/Parcel: 069-02-0-123.00	New Owner
This instrument prepared by and after recording return to: Burr & Forman, LLP (WSM) 222 Second Avenue South, Suite 2000 Nashville, TN 37201		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ERIN DIAS, TRUSTEE OF THE MCDANIEL FAMILY TRUST** (the "**Grantor**"), having a principal mailing address of PO Box 695, Madison, Tennessee 37116, by these presents hereby grant, bargain, sell, transfer and convey unto **ODESSA MCDANIEL**, unmarried (the "**Grantee**"), having a principal mailing address set forth above, and Grantee's successors and assigns, all of Grantors' right, title, and interest, in and to certain land located in Davidson County, Tennessee, being more particularly described, to wit (the "**Property**"):

Land in Davidson County, Tennessee, being Lot No. 15, on the plan of Enchanted Hills, Section 13C, of record in Book 6900, Page 713, as amended in Book 8045, Page 732, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The McDaniel Family Trust by Warranty Deed from Odessa McDaniel, unmarried of record in Instrument No. 20231023-0083017, Register's Office for Davidson County, Tennessee, dated October 19, 2023 and recorded on October 23, 2023.

This improved property is located at: 4000 Enchanted Way, Nashville, Davidson County, Tennessee 37218.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever. **AND** said Grantor, for themselves and their heirs and assigns, do hereby covenant with said Grantee, its successors and assigns, that Grantor are lawfully and solely seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record.

{Remainder of Page Intentionally Left Blank; Signature Page Follows}

IN WITNESS WHEREOF, the Grantor have executed this General Warranty Deed this 6th day of March, 2026.

GRANTOR:

By:_____
Erin Dias, Trustee of the McDaniel Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Dias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each acknowledged himself/herself to be the Trustee of The McDaniel Family Trust, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of March, 2026.



_____
Notary Public

11/05/2029
_____
My Commission Expires

64053759 v3

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $315,677.01.

Odessa McDaniel
Affiant

Subscribed and sworn to before me this 6th day of March, 2026.

MIKAYLA HADLOW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

Mikayla Hadlow
Notary Public
My Commission Expires: 07/02/2029

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 March 5, 2026 (date of document).

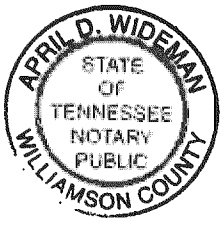
Affiant Signature

March 11, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2026.



NOTARY'S SEAL

April D. Wideman
Notary's Signature

MY COMMISSION EXPIRES: 03/07/2026