Karen Johnson Davidson County
Batch# 1397428 DEEDWARR
03/25/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260325-0023756

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF March 2026

NOTARY PUBLIC
My Commission expires: 7/25/26

STATE OF TENNESSEE NOTARY PUBLIC L. BRONER MCCOY DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26020041

Address of New Owner	Send Tax Bills To:	Tax Information:
Timothy Vanatta, et al 1102 Kingston Springs Road Kingston Springs, TN 37082	Same	090-16-0-090.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carolyn June Daugherty, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Timothy Vanatta and Sierra Phillips, an undivided fifty percent (50%) interest to be held as tenants in common with right of survivorship, and Autumn Phillips, a fifty percent (50%) interest,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, **with each of the two (2) separate fifty percent (50%) interests to be held with right of survivorship with the other**:

Land in Davidson County, Tennessee, being Lot No. 208 on the Map of Charlotte Park Subdivision, Section III, as of record in Book 2663, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn June Daugherty by Warranty Deed from Secretary of Housing and Urban Development dated 11/08/2013 and recorded on 11/18/2013 in Instrument No. 20131118-0118663, Register's Office for Davidson County, Tennessee.

This is property generally located:
6204 Henry Ford Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 2663, Page 70, Register's Office for Davidson County, Tennessee.
3. Easement for the flow of the water of an unnamed stream and the rights of the public therein.
4. Rights of upper and lower riparian owners to the flow of the water of an unnamed stream, free from diminution or pollution.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Carolyn June Daugherty** has caused this instrument to be executed, this the 25 day of March, 2026.

Carolyn June Daugherty
Carolyn June Daugherty

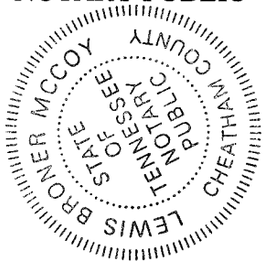
STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carolyn June Daugherty,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 25 day of March, 2026.

My Commission expires: 7/25/26

NOTARY PUBLIC



True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/25/2026 (date of document).

L. Broner McCoy
Date: 3/25/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 25th day of March, 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY