Karen Johnson Davidson County
Batch# 1414088 DEEDWARR
05/01/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260501-0038843

Name and Address of New Owner:
Courtney L. Herald
624 Weatherbeaten Place
Hermitage, Tennessee 37076

Send Tax Bills To:
Texana Bank, N.A.
1680 Keller Pkwy
Keller, TX 76248

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4570

Map & Parcel No: 064-12-0A-624.00-CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Derek L. Daniels, a single person**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Courtney L. Herald, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 624, as shown on the Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as shown on plat of record in Plan Book 6250, Page 118, a Horizontal Property Regime, filed as Schedule "A" to and established by the Deed of Correction of Master Deed of record in Book 5895, Page 516, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Derek L. Daniels, a single person, by Warranty Deed from Michael G. Smith, an unmarried man, of record in Instrument No. 20230501-0031858, Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 1, 2023.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **624 Weatherbeaten Place, Hermitage, Tennessee 37076.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2026.

(SEAL)
Derek L. Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek L. Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of April, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

202605010038843

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-30-26.

Affiant Signature 4-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

