Karen Johnson Davidson County
Batch# 1417991 DEEDWARR
05/08/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,114.11
20260508-0041654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,111.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-SR-RD-25-4923

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles F Caudell, III	**Charles F Caudell, III**	
(NAME)	(NAME)	
4923 Barella Dr	**3467 Stagecoach Dr**	**162 03 0 331.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL M DANIELS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES F CAUDELL, III,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot 110 on the Plan of HAYWOOD HILLS, SECTION IV, of record in Plat Book 4675, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Paul Daniels as a Life Estate Interest, with Remainder to Rachel Marie Daniels, by Quit Claim Deed from Donald Paul Daniels and Rachel Marie Daniels, of record in Instrument No. 20241231-0101373, in the Register's Office of Davidson County, Tennessee, dated December 31, 2024, and recorded December 31, 2024.

Donald Paul Daniels died on December 13, 2025. His life estate interest terminated at death, and title vested in fee simple in Rachel Marie Daniels.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4923 Barella Dr, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), 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.

Witness my/our hand(s) this the 6th DAY OF MAY, 2026.

Rachel M Daniels

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL M DANIELS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2026.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **5/6/2026** (date of document).

Affiant Signature

Date **5/6/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **6** day of **May**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027