Karen Johnson Davidson County
Batch# 1425157 DEEDWARR
05/26/2026 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20260526-0047700

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3014 Wiltshire Park Place LLC, a Tennessee Limited Liability Company	**3014 Wiltshire Park Place LLC**	
(NAME)	(NAME)	
10266 Wading Heron Drive	10266 Wading Heron Drive	098-13-OK-001.00
(ADDRESS)	(ADDRESS)	
Lakeland, TN 38002	Lakeland, TN 38002	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jerrold C. Daniel, and Isaac V. Daniel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3014 Wiltshire Park Place LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being Unit A as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Park at Wiltshire - Lot 4 ("Declaration"), a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210406-0045414 as amended in Instrument Number 20210317-0035502, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Jerrold Daniel by Special Warranty Deed from Landmark Homes of Tennessee, Inc., of record in Instrument Number 20220803-0088342, Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on August 3, 2022.

The said Jerrold Daniel passed away on or about April 8, 2025. Jerrold C. Daniel, and Issac V. Daniel listed as devisees under the Last Will and Testament, See Probate Case No. 25P1113, Estate of Jerrold G. Daniel, deceased. Issac V. Daniel, is one and the same as Isaac V. Daniel.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 3014 Wiltshire Park Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of May, 2026.

Jerrold C. Daniel

Jerrold C. Daniel

Issac V. Daniel

Issac V. Daniel

CA J.C.D Isaac

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2026, before me personally appeared Jerrold C. Daniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CA J.C.D Isaac

On this 22nd day of May, 2026, before me personally appeared Issac V Daniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2026.

Notary Signature
My commission expires: 7-3-28

Certificate of Authenticity

I, Holly A. Mason, 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 May 22, 2026.

Affiant Signature

5/22/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026