Karen Johnson Davidson County
Batch# 1442899 DEEDWARR
07/07/2026 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260707-0061041

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2026

Notary Public

MY COMMISSION EXPIRES: 11/17/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 181 Beasley Drive, Dickson, TN 37055,
File number: 2026-05-15494B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Amy Muchow	Amy Muchow	086 04 0B 014.00
(NAME)	(NAME)	
5032 Sunset Way	5032 Sunset Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY BERNARD DANIELSON, AN UNMARRIED MAN AND LEAH RUSSELL HICKERSON**, A **MARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY MUCHOW, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, being Lot No. 15, on the Plan of Section One, Sunset Oaks, of record in Book 7900, page 600, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Russell Lee Danielson from Karina Aguirre Gonzalez by Quit Claim Deed dated February 11, 2025 and of record on February 06, 2026, as Instrument No. 20260206-0008727, in the Register's Office for Davidson County, Tennessee.

FOR FURTHER REFERENCE, BEING the same property conveyed to Russell L. Danielson and wife, Karina Aguirre Gonzalez from Mark Schmidt and wife, Nicole Schmidt by Warranty Deed dated September 15, 2017 and of record on October 26, 2017, as Instrument No. 20171026-0109905 in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

The said Russell Lee Danielson having since died intestate on December 11, 2025, his estate being administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 26P98, and property passing to his heirs at law: Gary Danielson and Leah Hickerson, according to Affidavit of Heirship of record in Instrument No. 20260406-0027168; and in Instrument No. 20260406-0027169, said Register's Office of Davidson County, Tennessee.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 30 day of June, 2026

Gary Bernard Danielson

STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Gary Bernard Danielson** the within named , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Commission Expires: 11/19/2028

Notary Public

LISA MYERS
LONOKE COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires November 19, 2028
Commission No. 12706056

Leah Russell Hickerson

STATE OF
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Leah Russell Hickerson** the within named , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2026.

Commission Expires: _____

Notary Public

Witness our hands this 30 day of June, 2026

Gary Bernard Danielson

STATE OF
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Gary Bernard Danielson** the within named , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2026.

Commission Expires: _____

Notary Public

Leah Russell Hickerson

STATE OF
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Leah Russell Hickerson** the within named , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of June, 2026.

Commission Expires: 3/11/2030

CHRISTAL TISDALE
JEFFERSON COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires MARCH 11, 2030
Commission Number 10276

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-2-2026.

Affiant Signature — Date: 7-2-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-2-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY