Karen Johnson Davidson County
Batch# 1449749 DEEDWARR
07/21/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20260721-0065800

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260654890** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $505,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: 3/28/28 |

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>David J. McDaniel, V<br>4403 B Georgia Avenue<br>Nashville, TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>091 12 0E 005.00 |

**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 of which is hereby acknowledged, **Samara Anderson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David J. McDaniel V, a single person**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D, together with the appurtenant interest in the common elements of PHASE TWO, OAKLEY TOWNHOUSES, a horizontal property regime established by Master Deed, of record in Instrument No. 20070809-0095672 as corrected by Scrivener's Affidavit of record in Instrument No. 20071030-0127687 as supplement and amendment record in Instrument No. 20100113-0003151, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Samara Anderson, by Quitclaim Deed from Robert B. Anderson, III, of record in Instrument No. 20190618-0058454, in the Register's Office of Davidson County, Tennessee, dated June 06, 2019, and recorded on June 18, 2019.

Tim McMullen joins in the signing of this instrument to convey any interest he may have in the subject property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Pages 74 and 75.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE TWO, OAKLEY TOWNHOUSES of record in Instrument No. 20070809-0095672 as corrected by Scrivener's Affidavit of record in Instrument No. 20071030-0127687 as supplement and amendment record in Instrument No. 20100113-0003151.

Charter for Oakley Townhouses Townhouse Corporation recorded as Instrument No. 20070813-0096242.

This is improved property located at 4403 B Georgia Avenue Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 17th day of July, 2026.

Samara Anderson

Tim McMullen

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samara Anderson and Tim McMullen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2026.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

## Certificate of Authenticity

I, J. Trent Lehman, 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 7/17/2026.

Date

Affiant Signature

7/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of July, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY