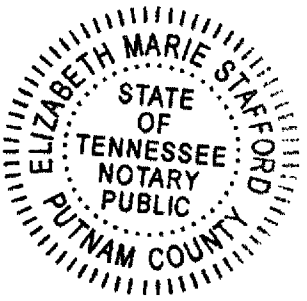
Karen Johnson Davidson County
Batch# 1471943 DEEDQC
09/11/2026 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084578



STATE OF TENNESSEE }
COUNTY OF Putnam }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

Laurie O'Shea
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF September, 2026.

Elizabeth Marie Stafford
NOTARY PUBLIC

My Commission expires: 03/21/2029

THIS INSTRUMENT PREPARED BY

Stanton H. McDonald, Jacob Title, LLC
2101 Clinton Avenue West, Suite 301
Huntsville, AL 35805
(256) 882-5673
stan@jacobtitle.com

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kevin L. Daugherty and Patricia E. Daugherty 261 Prospect Road Fayetteville, TN 37334	Kevin Lee Daugherty and Patricia Ellen Daugherty, Co-Trustees "The Kevin and Patricia Daugherty Revocable Living Trust" 261 Prospect Road Fayetteville, TN 37334	086 03 0A 030.00
(NAME & ADDRESS)	(NAME & ADDRESS	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that we, **KEVIN L. DAUGHERTY** and **PATRICIA E. DAUGHERTY**, Husband and Wife, hereinafter referred to as "Grantor", do hereby quitclaim, transfer and convey unto **KEVIN LEE DAUGHERTY AND PATRICIA ELLEN DAUGHERTY, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KEVIN AND PATRICIA DAUGHERTY REVOCABLE LIVING TRUST DATED** 9/10/2026 **, AND ANY AMENDMENTS THERETO** hereinafter referred to as "Grantee", all our right, title and interest in and to the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 30 as shown on the Plan of Summit Run, Phase Two, of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee, to which plan is referenced for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Summit Run, LLC., of record in Book 11027, Page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters as shown on plat of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10326, page 683, and Book 10378, page 251, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7325, page 994, said Register's Office.

All matters as shown on plats of record in Book 5200, page 776; and Book 8250, page 524, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

THE PREVIOUS AND LAST conveyance being that certain Warranty Deed conveyed from **FOX RIDGE HOMES, INC.,** (Grantor), to **KEVIN L. DAUGHERTY** and **PATRICIA E. DAUGHERTY,** Husband and Wife, recorded with the Register of Deeds for Davidson County, Tennessee on December 3, 1998, at 3:07 PM, in Book 11235, Pages 156-158.

PROPERTY ADDRESS: 204 Chandlers Pass Court, Hermitage, TN 37076

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE SEARCH AND/OR OPINION WAS REQUESTED BY EITHER PARTY, NOR WAS A TITLE SEARCH AND/OR OPINION RENDERED. NO TAX ADVICE WAS OFFERED OR GIVEN BY THE PREPARER OF THIS DEED.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 10th day of September, 2026.

KEVIN L. DAUGHERTY

PATRICIA E. DAUGHERTY

STATE OF TENNESSEE

COUNTY OF Putnam

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KEVIN L. DAUGHERTY** and **PATRICIA E. DAUGHERTY**, Husband and Wife, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), to be the persons described in and who executed the foregoing instrument, and acknowledged under oath that they executed the foregoing as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal on the 10th day of September, 2026.



Elizabeth Marie Stafford
Notary Public
My Commission Expires: 03/21/2028

Grantor Names & Address:
Kevin L. Daugherty and
Patricia E. Daugherty
261 Prospect Road
Fayetteville, TN 37334

Grantee Name & Address:
Kevin Lee Daugherty and
Patricia Ellen Daugherty, Co-Trustees
"The Kevin and Patricia Daugherty
Revocable Living Trust"
261 Prospect Road
Fayetteville, TN 37334

Property Address: 204 Chandlers Pass Court
Hermitage, TN 37076
Map & Parcel: 086 03 0A 030.00

Tennessee Certification of Electronic Document

I, Laurie O'Shea, 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 9/10/2026 (date of document).

Laurie O'Shea
Affiant Signature

9/10/2026
Date

STATE OF TENNESSEE

COUNTY OF Putnam

Sworn to and subscribed before me this 10th day of September, 2026.

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Elizabeth Marie Stafford
Notary Public

My Commission Expires: 03/21/2028

NOTARY'S SEAL