Karen Johnson Davidson County
Batch# 1478789 DEEDWARR
09/30/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260930-0090146

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass
Suite #100
Clarksville, TN 37043
File Number: 10-10180-SC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2026.

Notary Public
My Commission Expires: 7/30/29

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Levin J. Renfield 508 Pauls Trail Hermitage, TN 37076	New Owner	098 13 0C 183.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Fred Ernest McDaniel, Jr. and wife, Teresa Marie McDaniel** (individually and/or collectively, "Grantor"), transfer and convey unto **Levin J. Renfield, a single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 176, on the Plan of PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, of record in Instrument 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fred Ernest McDaniel, Jr. and wife, Teresa McDaniel, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20071109-0132336, in the Register's Office of Davidson County, Tennessee, dated November 08, 2007 and recorded on November 09, 2007.

This is ☒ improved or ☐ unimproved property located at: **508 Pauls Trail, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 25th day of September, 2026.

GRANTOR:

Fred Ernest McDaniel, Jr.

Teresa Marie McDaniel

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Ernest McDaniel, Jr. and Teresa Marie McDaniel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2026.

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

Notary Public
My Commission expires: 11/17/2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 09/25/2026 (date of document).

Affiant Signature

09/25/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL