Karen Johnson Davidson County
Batch# 1482487 DEEDWARR
10/08/2026 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261008-0092596

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to ~~and subscribed before~~ me this October 5, 2026. Comm Exp: _____ Notary Public

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
PAUL DOUGLAS DAMRON, Trustee		
DAMRON FAMILY TRUST dated October 5, 2026	SAME AS NEW OWNER	150-02-0-021.00
571 Moss Landing Drive		
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, PAUL D. DAMRON (Grantor), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to PAUL DOUGLAS DAMRON, Trustee of the DAMRON FAMILY TRUST dated October 5, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Edge-O-Lake, Section 18, as of record in Book 4675, page 84, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to PAUL D. DAMRON and wife, CHARLENE DAMRON, from JACK WILLIAMS and STEVE VANDEVENDER for COLONIAL HOMES, a Partnership, of record in Book 4871, Page 382, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

The property was held by PAUL DOUGLAS DAMRON and CHARLENE COLLINS DAMRON, as husband and wife. CHARLENE COLLINS DAMRON died on August 28, 2026, vesting complete title and ownership in the property in PAUL GOULAS DAMRON.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor do further covenants and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The improved property is known as 571 Moss Landing Drive, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on October 5, 2026.

PAUL D. DAMRON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL D. DAMRON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 5, 2026.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 October 5, 2026

10/5/26

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 5th day of October, 2026.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029