This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23504-MC

Karen Johnson Davidson County
Batch# 1223171 DEEDWARR
01/06/2025 07:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20250106-0000778

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ansley B. Sharpe and Kaden J. Moore 4155 Magnolia Farms Drive Hermitage, TN 37076	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	086 13 0A 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer Black, f/k/a Jennifer Shin and Elijah Black, a married couple, and Hyun Shin,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ansley B. Sharpe, an unmarried woman, and Kaden J. Moore, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/their 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, Tennessee, being Lot No. 193 on the CORRECTED FINAL SUBDIVISION PLAT MAGNOLIA FARMS PHASE 2 - SECTION 3, of record in Instrument No. 20190718-0070556, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Shin, an unmarried woman and Hyun Shin, an unmarried man, as tenants in common with rights of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200721-0079706, in the Register's Office of Davidson County, Tennessee, dated July 20, 2020 and recorded on July 21, 2020.

This Instrument executed on behalf of Hyun Shin ("Principal") by Jennifer Black pursuant to the Power of Attorney of record in Instrument Number 202501060000777, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

Jennifer Black and Jennifer Shin is one and the samer person.

This is ☒ improved or ☐ unimproved property located at: **4155 Magnolia Farms Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable. The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor; 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 3rd day of January, 2025.

GRANTOR:

Jennifer Black, f/k/a Jennifer Shin

Elijah Black

Hyun Shin by Jen Black Attorney in fact
Hyun Shin by Jennifer Black, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jennifer Black and Elijah Black** 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of January, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Black the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Hyun Shin ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of January, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

EXHIBIT "A"
TO Warranty Deed
From: Jennifer Black, Elijah Black, and Hyun Shin
To: Ansley B. Sharpe and Kaden J. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

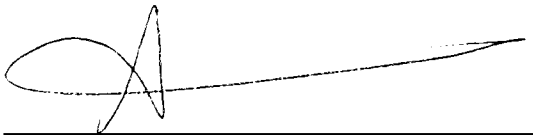
WITNESS my hand and seal at office this 3rd day of January, 2025.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 **1-03-2025**.



Affiant Signature — **1-03-2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1-03-2025**.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal