39B

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Karen Johnson
Batch # 1405858
04/15/2026 12:20:00 PM
Fees: $13.00 Taxes: $7,770.00

Davidson County
DEEDWARR
2 pgs

20260415-0030822

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY April, 2026.

Notary Public
COMMISSION EXPIRES: 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC ANGELA A. WILLIAMSON COUNTY OF DAVIDSON

File #26-TC-0922-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Hunter Yarbrough and Sarah Yarbrough	NEW OWNER	
(NAME)	(NAME)	**159 10 0B 009.00**
922 Dorset Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID JONATHAN WHITE, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL HUNTER YARBROUGH, AND SARAH YARBROUGH, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of DORSET PARK SUBDIVISION, of record in Instrument No. 20080626-0065807, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Jonathan White, by Warranty Deed from GWP Land Partners, a Tennessee General Partnership, of record in Instrument No. 20130402-0032514, in the Register's Office of Davidson County, Tennessee, dated March 28, 2013 and recorded on April 02, 2013.

This conveyance is subject to:
* Property Taxes and Assessments for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DORSET PARK SUBDIVISION, as recorded in Instrument No. 20080626-0065807, in the Register's Office for Davidson County, Tennessee.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110413- 0028597, as amended in Instrument No. 20140224-0015310., all in the Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 1306, Page 210, in the Register's Office of Davidson County, Tennessee.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 11684, Page 447, in the Register's Office of Davidson County, Tennessee.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071119-0134940, in the Register's Office of Davidson County, Tennessee.
* Any and all existing easements, conditions, reservations and restrictions as shown of record not stated herein.

This is ____ **unimproved** __X__ **improved** property known as: **922 Dorset Drive, Brentwood, TN 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever, subject to the matters set forth herein. 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.

Witness my/our hand(s) this the 14th day of April, 2026.

David Jonathan White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2026, before me personally appeared David Jonathan White, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028