Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1075

Karen Johnson Davidson County
Batch # 1405860 DEEDWARR
04/15/2026 12:22:25 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20260415-0030826

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Yarbrough and Sarah Yarbrough, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Yarbrough and Sheila H. Yarbrough, Trustees under the Yarbrough Revocable Trust, dated May 19, 2016**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot number 57 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 & 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Michael Yarbrough and Sarah Yarbrough, husband and wife by Warranty Deed from Peter Joseph Gross and Shelley Cheek Churchill, husband and wife of record in Instrument No. 20200324-0032103 Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 24, 2020 and Scrivener's Affidavit recorded in Instrument No. 20200623-0067827.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 900 Robertson Academy Road, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Yarbrough Revocable Trust	NEW OWNER	132-14-0-045.00
2810 Blair Boulevard	2810 Blair Blvd	
Nashville, TN 37212	Nashville, TN 37212	

WITNESS THE EXECUTION HEREOF this 14th day of April, 2026.

Michael Yarbrough

Sarah Yarbrough

State of Tennessee)
County of Davidson)

On this 14th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Yarbrough and Sarah Yarbrough, the bargainor(s), to me known ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) described in and ~~who~~ executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,500,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of April, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON