Karen Johnson Davidson County
Batch# 1436535 DEEDWARR
06/22/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20260622-0055988

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Nicholas R. Norton
State of Tennessee
Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $289,900.00.

Affiant

Subscribed and sworn before me this the 18th day of June, 2026.

Notary Public
My commission expires: 2-2-2030

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Streator K. Ward Kristyn M.Whaley 704 McCarley Avenue Madison, TN 37115	New Owners	052-02-0 061.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATHANIEL H. YARBOROUGH, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STREATOR K. WARD AND KRISTYN M. WHALEY, HUSBAND AND WIFE., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 and the west 25 feet of Lot No. 17 Block "D" on the revised map of Rainbow Terrace Subdivision as shown on plat of record in Plat Book 1130, page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nathaniel H. Yarborough by deed dated 01/26/2009, from Guy E. Wilson and wife, Rhessa L. Wilson, of record in Instrument No. 20090129-0007651, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 704 McCarley Avenue, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 18 day of June, 2026.

Nathaniel H. Yarborough

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathaniel H. Yarborough, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of June, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 6/18/26 (date of document).

Michelle W Kendig
Affiant Signature

6/18/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of June, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

