WARRANTY DEED

(SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 18 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 3.20.28

Karen Johnson Davidson County
Batch# 1437692 DEEDWARR
06/24/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260624-0057128

File #26-JJ-0574-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Nathaniel Yarborough (NAME)	**MOVEMENT MORTGAGE, LLC** (NAME)	
574 Anderson Lane (ADDRESS)	**8024 CALVIN HALL ROAD** (ADDRESS)	**043 06 0 163.00**
Madison, TN 37115 (CITY) (STATE) (ZIP)	**INDIAN LAND, SC 29707** (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,

HANNAH JOHNSON, AN UNMARRIED PERSON, AND CHRIS DEARING AND GEORGIANA DEARING, HUSBAND AND WIFE,

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

NATHANIEL YARBOROUGH, AN UNMARRIED MAN,

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. 19 on the Plan of MADISON PARK, SECTION 3, as of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 76.0 feet on the Southerly margin of Anderson Lane and extends back 147.02 feet on the Easterly line and 149.78 feet on the Westerly line to a line in the rear measuring 76.05 feet thereon.

Being the same property conveyed to Hannah Johnson, married and Chris Dearing and Georgiana Dearing, husband and wife, joint tenancy with right of survivorship, by Warranty Deed from Richard Block, a married person, of record in Instrument No. 20230303-0015398, in the Register's Office of Davidson County, Tennessee, dated March 2, 2023 and recorded on March 3, 2023. The said Hannah Johnson having since divorced, receiving full right, title and interest in said property per Final Decree of Divorce of record in Case No. 25D1563 in the Third Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON PARK, SECTION 3, as recorded in Plat Book 3500, Page(s) 104.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3794, Page 933.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **574 Anderson Lane, 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 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. 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 execution of this instrument is affected by the signature of **HANNAH JOHNSON** as Attorney-in-Fact for **CHRIS DEARING**, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number* 202606240057126 *Register's Office for DAVIDSON County, Tennessee.*

*The execution of this instrument is affected by the signature of **HANNAH JOHNSON** as Attorney-in-Fact for **GEORGIANA DEARING**, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number* 202606240057127 *Register's Office for DAVIDSON County, Tennessee.*

Witness my/our hand(s) this the **18th** day of **June, 2026**.

Hannah Johnson

Chris Dearing by

AS ATTORNEY-IN-FACT

Chris Dearing by Hannah Johnson, his Attorney-In-Fact

Georgiana Dearing by

AS ATTORNEY-IN-FACT

Georgiana Dearing by Hannah Johnson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2026, before me personally appeared Hannah Johnson, 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 18th day of June, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HANNAH JOHNSON**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHRIS DEARING** and **GEORGIANA DEARING** , and who acknowledged he/she/they executed the same as the free act and deed of the said **CHRIS DEARING** and **GEORGIANA DEARING** .

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

Notary Signature
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 06/18/2026 (date of document).

Affiant Signature

06/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

