Karen Johnson Davidson County
Batch# 1461870 DEEDWARR
08/19/2026 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260819-0077064

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Madison Kane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madison Kane	Movement Mortgage LLC	
(NAME)	(NAME)	
1909B Delta Avenue	8024 Calvin Hall Rd	081 08 1A 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Indian Land, SC 29707	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Joseph Atchley, an unmarried person** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Madison Kane, an unmarried person** hereinafter called the GRANTEE(S), his/her/their 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 Unit B, Homes on Delta, a Horizontal Property with Private Elements and Limited Common Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes on Delta, of record in Instrument No. 20151218-0127287, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristian Atchley and Joseph Atchley, wife and husband by Warranty Deed from Delta Capital Management, LLC, dated 09/20/2016, of record in Instrument No. 20160922-0100024, Register's Office for Davidson County, Tennessee.

The said Kristian Atchley died on 04/26/2024, leaving the said Joseph Atchley the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1909B Delta Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2978359
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 14th day of August, 2026.

Joseph Atchley

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Atchley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of August, 2026.

Notary Public:
My Commission Expires: 5/28/30

LARRY MARTIN LUNA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL
MY COMM. EXPIRES MAY 28, 2030

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/14, 2026.

Affiant
Date: August 14, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of August, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

