*This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.*

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9878-AJ

Karen Johnson Davidson County
Batch# 1465633 DEEDWARR
09/01/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20260901-0080688

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $362,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this the 24th day of August, 2026.

Danielle Watson
Notary Public
My Commission Expires: -

DANIELLE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 29, 2030

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Derrick Quentin Alexander Fearrington<br>1204 Orchard Mountain Court<br>Antioch, TN 37013 | New Owner | 135-14-0A-056-00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Favour Ogugua Aliugo and Tomcalis A. Aliugo, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Derrick Quentin Alexander Fearrington, unmarried** (individually and/or collectively, "Grantee"), a 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. 56, Plan of Phase Two, Pinnacle Point Subdivision, of record in Book 6900, Page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Favour Ogungua Aliugo and Tomcallis A. Aliugo, wife and husband, by Warranty Deed from Olayinka Victoria Areola, an unmarried woman, dated March 31, 2021, of record in Instrument No. 20210407-0045761, in the Register's Office for Davidson County, Tennessee.

This is improved property located at: **1204 Orchard Mountain Court, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 24th day of August, 2026.

GRANTOR:

Favour Ogugua Aliugo

Tomcalis Aliugo

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Favour Ogugua Aliugo and Tomcalis Aliugo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

## Certificate of Authenticity

I, Danielle Watson, 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 8/24/26.

Date

Danielle Watson

Affiant Signature

8/24/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 24th day of August, 2026.

LHahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029