THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251152861

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Subscribed and sworn to before me, this 9 day of January, 2026.

Notary Public
My Commission Expires: 8-23-26

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD JONATHON TRISTON JACOBS

Karen Johnson
Batch # 1369925
01/15/2026 10:51:01 AM
Fees: $13.00 Taxes: $2,867.50

Davidson County
DEEDWARR
2 pgs

20260115-0003746

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meryim Poursheykhi and Justin Aerne 523 W Bend Dr Nashville TN 37209	New Owner	Tax Parcel ID No. 091 13 2T 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shanden Delamater and Justin Pruett, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Meryim Poursheykhi and Justin Aerne, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions, and Restrictions for HOMES AT 523 WEST BEND DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220328-0035064, as amended in Instrument No. 20240213-0010087, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of HOMES AT 523 WEST BEND DRIVE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220328-0035064, as amended in Instrument No. 20240213-0010087 and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Shanden Delamater and Justin Pruett, married to each other, by Warranty Deed from JML HOLDINGS, LLC, a Tennessee limited liability company, of record in Instrument No. 20240213-0010088, Register's Office for Davidson County, Tennessee, dated February 09, 2024 and recorded on February 13, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 CROLYWOOD SUBDIVISION SECTION II, as recorded in Plat Book 1130, Page 100.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220328-0035064, as amended in Instrument No. 20240213-0010087.

Easement for the flow of the waters of Unknown, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 523 W Bend Dr Nashville TN 37209

Said Warranty Deed is being re-executed to replace a lost Warranty Deed originally executed on December 29th, 2025.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 09 day of January, 2026.

Shanden Delamater

Justin Pruett

STATE OF ~~TENNESSEE~~ to California)
COUNTY OF ~~WILLIAMSON~~ of Sonoma)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shanden Delamater and Justin Pruett, with ~~whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of January, 2026.

Notary Public
My Commission Expires: 2/5/26

KELLY J. CLARK
COMM. #2389985
Notary Public - California
Sonoma County
My Comm. Expires Feb. 5, 2026