Karen Johnson Davidson County
Batch# 1380659 DEEDWARR
02/13/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260213-0011638

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260153128**<br><br>***Please Return to:***<br>**Magnolia Title & Escrow**<br>**1104 Fatherland Street**<br>**Nashville, TN 37206** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $299,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of February, 2026.<br><br>Notary Public<br>My Commission Expires: PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Scott Lerman<br>400 Shadow Glen Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>161 16 0A 085.00 |

**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, **Emily Borders, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Lerman, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 85 on Plan of TOWNHOMES OF SHADOW GLEN as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily Borders, a single woman, by Warranty Deed from David Ryan Hines and Cari Rebekah Hines, husband and wife, of record in Instrument No. 20140701-0057789, in the Register's Office of Davidson County, Tennessee, dated June 26, 2014 and recorded on July 01, 2014.

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 BOUNDARY AND SUBDIVISION OF SOUTHMARK A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 7900, Page 38.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040315-0029248; Surveyors Certificate of Correction recorded in Instrument No. 20040317-0030572; First Supplementary Declaration recorded in Instrument No. 20040713-0083179; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086707; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086706; Second Supplementary Declaration recorded in Instrument No. 20041021-0126776; Re-recorded in Instrument No. 20041025-0128065; Third Supplementary Declaration recorded in Instrument No. 20050118-0005927; Fourth Supplementary Declaration recorded in Instrument No. 20050317-0029206; Fifth Supplementary Declaration recorded in Instrument No. 20050425-0045905; First Amendment recorded in Instrument No. 20050520-0056887; Sixth Supplementary Declaration

recorded in Instrument No. 20051007-0121715; Seventh Supplementary Declaration recorded in Instrument No. 20051107-0134921; Eighth Supplementary Declaration recorded in Instrument No. 20051207-0147464 and Ninth Supplementary Declaration recorded in Instrument No. 20060124-0009112.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 8064, Page 815.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881.

Easement for Utility, recorded in Instrument No. 20040917-0112429.

Easement recorded in Instrument No. 20130517-0050094.

Agreement for Construction and Maintenance of Joint Access Roadway as set forth in instrument recorded in Book 8064, Page 831 and Amendment recorded in Instrument No. 200001140004981.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692.

Charter of The Townhomes of Shadow Glen Homeowners Association, Inc. recorded in Instrument No. 20040316-0029917.

Common Open Space Deed recorded as Instrument No. 20040325-0033972, Instrument No. 20041105-0133514, Instrument No. 20041105-0133515, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060105-0001844, and Instrument No. 20070913-0109882.

This is improved property located at 400 Shadow Glen Drive Nashville TN 37211

**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 11th day of February, 2026.

Emily Borders

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 11th day of February, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

Certificate of Authenticity

I, Pam Autry, 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 **2/11/26**.

Date

Affiant Signature

**2/11/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 05/08/2029

Date

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Notary's Seal (if on paper)