This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-8190-KP

Karen Johnson Davidson County
Batch# 1381972 DEEDWARR
02/17/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $575.35
20260217-0012620

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $155,500.00.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2026.

Notary Public
My Commission Expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul Lyke 370 Wallace Road #C14 Nashville, TN 37211	New Owner	147 03 0B 085.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Maureen Scarborough, an umarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Paul Lyke, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. C-14, of the SOUTHERN HILLS CONDOMINIUM created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502 as amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Maureen Scarborough and husband, Robert Scarborough, by Warranty Deed from Wayne A. Reed, a married person, of record in Book 9456, Page 282, in the Register's Office of Davidson County, Tennessee, dated August 30, 1994, and recorded on September 02, 1994. The said Robert Scarborough died on January 26, 2017, leaving Maureen Scarborough as surviving tenant by the entirety.

This is improved property located at: **370 Wallace Road, #C14, Nashville, TN 37211**

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 13th day of February, 2026.

GRANTOR:

Maureen Scarborough

Maureen Scarborough

STATE OF Florida
COUNTY OF Indian River

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maureen Scarborough, 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 12th day of February, 2026.

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

Notary Public Rosa Barajas
My Commission expires: 8-17-2027

FL Driver License
physical presence

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/13/2026 (date of document).

Affiant Signature

2/13/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of February, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

202602170012620