Karen Johnson Davidson County
Batch# 1395509 DEEDWARR
03/20/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $8,787.50
20260320-0022465

WARRANTY DEED

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

File No. EM-26-1468

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Howland and Sian Howland	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
937 Glendale Lane	1801 Park View Dr.	132-09-0R-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	SHOREVIEW, MN 55126	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Armin Boehm and Esra Boehm, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matt Howland and Sian Howland, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 2 of 935 Glendale Lane Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 935 Glendale Lane Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190401-0029193, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and tenants of 935 Glendale Lane Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing In Instrument No. 20190401-0029193, and Bylaws appended thereto as Exhibit "C", said Registers Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Armin Boehm and Esra Boehm, husband and wife by Warranty Deed from Avigal Soreq and Adva Yehiav, husband and wife of record in Instrument No. 20201021-0122365 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 21, 2020.

This is property more commonly known as 937 Glendale Lane, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand this 18th day of March, 2026.

Armin Boehm

Esra Boehm

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of March, 2026, before me personally appeared Armin Boehm, Esra Boehm and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of March, 2026.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 03/18/2026 (date of document).

Affiant Signature

3/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202603200022465