Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
15 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1443201
07/08/2026 10:09:26 AM
Fees: $13.00 Taxes: $1,063.75

Davidson County
DEEDWARR
2 pgs

20260708-0061473

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

File No. AR-26-2862

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
Sean Michael McCabe	**NEW OWNER**	
(NAME)	(NAME)	
126 Shadow Glen Drive		161-16-0A-046.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, William Alan Westbrook and Jeanne AnneWestbrook, Co-Trustees of the Waja Trust dated November 3, 2005, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Michael McCabe, unmarried, 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 #46, of Building #8, on the Plan of The Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeanne Westbrook and William Westbrook, wife and husband by Warranty Deed from James C. Jerinigan, Jr. a married person of record in Instrument No. 20130328-0030422 Register's Office for Davidson County, Tennessee, dated March 26, 2013 and recorded on March 28, 2013.

Being the same property conveyed to Jeanne Westbrook and William Westbrook, Co-Trustees, the Waja Trust by Quitclaim Deed from Jeanne Westbrook and William Westbrook of record in Instrument No. 20140829-0079171 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 29, 2014.

This is property more commonly known as 126 Shadow Glen Drive, Nashville, TN 37211.

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 7th day of July, 2026.

The Waja Trust dated November 3, 2005

By: _____
Jeanne Anne Westbrook, Co-Trustee

By: _____
William Alan Westbrook, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jeanne Anne Westbrook and William Alan Westbrook, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of The Waja Trust dated November 3, 2005, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand, at office, this 7th day of July, 2026.

_____
Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY