Karen Johnson Davidson County
Batch# 1448029 DEEDWARR
07/16/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20260716-0064551

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Majkowski & Elisabeth Luken 1306 Riverwood Dr. Nashville, TN 37216	Wells Fargo Bank, N.A. 1801 Parkview Dr. Shoreview, MN 55126	061-120-217.00

THIS INDENTURE, made this 14th day of July, 2026 between

Lawrence A. Borders, III and Kathryn G. Borders, husband and wife

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Scott Majkowski, a single person and Elisabeth Luken, a single person, as joint tenants with right of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Jackson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4 in the Williams Williams Land on Gallatin Turn Pike of record in Plat Book 547, Page 29, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence A. Borders and Kathryn G. Borders, husband and wife by Quitclaim Deed dated 5/27/2026 from Terri B. Borders and being of record in Instrument No. 20260601-0048991, and by Warranty Deed dated 9/23/2015 from Randy H. Goins and Heather Goins, husband and wife of record in Instrument No. 20151001-0100136, Register's Office for Davidson County, Tennessee. Lawrence A. Borders and Lawrence A. Borders, III being one in the same person.

This is (X) improved ( ) unimproved property known as: 1306 Riverwood Dr., Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2026 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

Lawrence A. Borders, III

Kathryn G. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lawrence A. Borders, III and Kathryn G. Borders, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 14th day of July, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $995,000.00.

Carmen Coats
Affiant

Sworn to and subscribed before me, this 14th day of July, 2026.

April Sumrud
Notary Public
My Commission Exp: 12/19/28

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Tennessee Certification of Electronic Document

I, Stephen T. Morris, 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 July 14. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028