RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-41212-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1450677 DEEDWARR
07/22/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260722-0066633

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of July, 2026

NOTARY PUBLIC

My commission expires: 11-21-2027

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Strain, Jr. and Melody Burdette 5424 Mainsail Lane, Nashville, TN 37076	Same address as new owner	098-09-0A-086-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 499,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **William R. Scarborough by Sandra Lee Scarborough, his Attorney-In-Fact and Sandra L. Scarborough, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **George E. Strain Jr and Melody Burdette, married to each other**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 203, on the plan of Lakeshore, Phase 2-A, of record in Plat Book 7900, Page 425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William R. Scarborough and wife, Sandra L. Scarborough, from James R. Wyatt, III, and wife, Stephanie G. Wyatt, by Warranty Deed dated May 31, 1996 and recorded June 10, 1996 in Book 10081, page 778, said Register's Office.

Power of Attorney of record in 202607220066632 _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5424 Mainsail Lane, Nashville, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21 day of July, 2026

GRANTOR(S)

William R. Scarborough by Sandra Lee Scarborough his Attorney-In-Fact

William R. Scarborough by Sandra Lee Scarborough, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sandra L. Scarborough, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for William R. Scarborough and that said instrument was signed on behalf of the said William R. Scarborough by herself as his attorney-in-fact.

WITNESS my hand and seal, this the 21 day of July 2026

MARTHA E. BERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry

Printed Notary Name
My commission expires: August 31, 2027

GRANTOR(S)

Sandra L. Scarborough

Sandra L. Scarborough

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Sandra L. Scarborough, 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 and seal, this the 21 day of July, 2026.

MARTHA E. BERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

August 31, 2027

Printed Notary Name
My commission expires: August 31, 2027

Certificate of Authenticity

I, Holly A Mason, 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 7/21/26.

Holly A Mason
Affiant Signature

7/21/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of July, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028