Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260755089

Karen Johnson
Batch # 1461866
08/19/2026 09:55:25 AM
Fees: $13.00 Taxes: $1,043.40
Davidson County
DEEDWARR
2 pgs
20260819-0077057

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $282,000.00.

Yolanda McCr
Affiant

Subscribed and sworn to before me, this 18th day of August, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yolanda McCrimmon 176 Nashboro Greens Ct Nashville TN 37217	New Owner	Tax Parcel ID No. 135-11-0C-069.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyler John Sherman, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yolanda McCrimmon, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 226 on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Final Plat of Nashboro Village-Tract 18, as shown by plat appearing of record in Book 9700, Page 968 as amended in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Tyler John Sherman, a single person by Warranty Deed from Wayne Max Showers, married of record in Instrument No. 20220504-0051585 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 04, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 968, as amended in Instrument No.20010423-0039877, Plat Book 4860, Page 73 and Plat Book 5200, Page 444, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 11703, Pages 518 and 520, Book 5469, Page 840, Book 7751, Page 907, Book 11703, Page 581, Instrument No. 20000316-0027171, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767, Instrument No. 20000627-0063887, Instrument No. 20010923-0073937, Instrument No. 20021211-0152723, Instrument No. 20070118-0007533, Instrument No. 20091105-0102438, and Instrument No.20050222-0018814, Instrument No. 20050222-0018813 and Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 11703, Page 560 and Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee.

Charter of Greens Homeowner's Association, Inc., of record in Book 11703, Page 579, in the Register's Office for Davidson County, Tennessee.

Subject to Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

Overhead Line Easement of record in Book 11594, Page 299, in the Register's Office for Davidson County, Tennessee.

Easement for Cart Path of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.

Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.

Right of Way Dedication of record in Book 4460, Page (s) 149 through 151, inclusive, in the Register's Office for Davidson County, Tennessee.

Anchor Easement of record in Book 5563, Page 5, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20010314-0024179, and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for Davidson County, Tennessee.

Agreements of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowner's Association of record in Instrument Number 20021211-0152725, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 176 Nashboro Greens Ct Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of August, 2026.

Tyler John Sherman

STATE OF Missouri)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler John Sherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2026.

Notary Public
My Commission Expires: 09/14/2028

MARCUS PRYOR
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Sep. 14, 2028
Commission # 20993630