Karen Johnson Davidson County
Batch# 1298176 DEEDWARR
07/16/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250716-0056150

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250651333**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2025. Notary Public My Commission Expires:

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 5-2-2028

WARRANTY DEED

Address New Owner: Kenya Kozawa, Trustee of the Kozawa Family Revocable Living Trust, dated November 13, 2015 309 Seven Springs Way #404 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-15-0D-035.00-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, **Byron L. Glover, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenya Kozawa, Trustee of the Kozawa Family Revocable Living Trust, dated November 13, 2015**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 35, Phase I, of St. Martin Square at Seven Springs, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs Condominiums, Phase II of record in Instrument Number 20060310-0028319, and supplemented in Instrument No. 20061109-0139692, as corrected in Instrument No. 20080730-0077840, and amended Instrument No. 20090624-0058791. in the Register's office for Davidson county, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Byron L. Glover, Jr., unmarried by Warranty Deed from Ronald M. Fincher, married of record in Instrument No. 20211007-0134727 Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 07, 2021.

Leah Glover, joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Byron L. Glover, Jr.

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 2025, a lien not yet due and payable.
All matters shown on the Plan of record in Book 4460, Page 186, Instrument No. 20000713-0069320 and Instrument No. 20000122-0125520, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028319, supplemented in Instrument No. 20061109-0139692 , corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, 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
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682 and Instrument No. 200007130-069415 as amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 as ratified in Instrument No. 200110240-116171 and further

amended in Instrument No. 200311070-163683, 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 4611, Page 682, amended and restated in Instrument 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
Charter of HOA of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee.
Stormwater Water Quality Agreement of record in Instrument Number 20050629-0074568, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement of record in Instrument Number 200108030-082968, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 20040816-0098712 and 20150309-0019801, in the Register's Office for Davidson County, Tennessee.
General Warranty Deed with Easements of record in Instrument Number 20000803-0077278, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Instrument Number 20060222-0020470, in the Register's Office for Davidson County, Tennessee.
Easement and Maintenance Agreement of record in Instrument Number 20000825-0084250 and Instrument No. 20050708-0078801, in the Register's Office for Davidson County, Tennessee.
Charter of Seven Springs Neighborhood Association, Inc. of record in Instrument No. 20040520-0059668, Instrument No. 20010726-0079648 and Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
Permanent Easement and Right of Way for Street Purpose and Right of Entry for Temporary Construction purpose of record in Book 5917, Page 513, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 309 Seven Springs Way #404 Brentwood TN 37027

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, Grantors warrant this instrument is effective as of the 8th day of July, 2025.

Byron L. Glover, Jr.

Leah Glover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 7th day of July, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 35, Phase 1, of St. Martin Square at Seven Springs, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs Condominiums, Phase II of record in Instrument Number 20060310-0028319, and supplemented in Instrument No. 20061109-0139692, as corrected in Instrument No. 20080730-0077840, and amended Instrument No. 20090624-0058791. in the Register's office for Davidson county, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Byron L. Glover, Jr., unmarried by Warranty Deed from Ronald M. Fincher, married of record in Instrument No. 20211007-0134727 Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 07, 2021.

Being the same property conveyed to Kenya Kozawa and Rumi Kozawa, Trustees of The Kozawa Family Revocable Living Trust, dated November 13, 2015 from Byron L. Glover, Jr., an unmarried person by Warranty Deed dated 07/08/2025 and recorded in Instrument No. _____, Book _____, Page _____, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, R. PATRICK PARKER, 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 7.8.2025 **(date of document)**.

R Patrick Parker
Affiant Signature

7.8.25
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 8 day of July, 2025.

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Rebecca Moss
Notary's Signature
My Commission Expires: 6.29.27