Karen Johnson Davidson County
Batch # 1314002 DEEDWARR
08/25/2025 12 35 09 PM 2 pgs
Fees $13 00 Taxes $1,480 00
20250825-0067847

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 400,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2025

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kimberly Lynnette Barker	"New Owner"	161-10-0A-083-00
4018 Vahan Court		
Lancaster, CA 93536		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Deanna Len Walker, Trustee of The Eldon Edward Walker Living Trust dated May 30, 2020

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Lynnette Barker, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No 7 on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, page 613, 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 Eldon E. Walker, a single man by Warranty Deed dated May 29, 2018, from H Joseph Brackman, unmarried, of record in Instrument No. 20180531-0051865, said Register's Office

Being the same property conveyed to Eldon E Walker, as Trustee of the Eldon Edward Walker Living Trust, dated 05/30/2020 by Quitclaim Deed dated May 30, 2020, from Eldon E. Walker, a single man, of record in Instrument No 20200624-0068027, said Register's Office The said Eldon E. Walker being one and the same person as Eldon Edward Walker

The said Eldon Edward Walker died on March 11, 2025, and Deanna Len Walker is named as Trustee of The Eldon Edward Walker Living Trust, by Certification of Trust, dated May 30, 2020

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 161-10-0A-083-00.

The Plan of record in Plat Book 5200, page 624, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions & Restrictions for Villages of Brentwood, of record in Book 6143, page 11 as amended in Book 8507, page 831, said Register's Office.

Charter of Villages of Brentwood Homeowners Association of record in Book 6158, page 352, amended in Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, said Register's Office.

Dedication of Common Areas to Villages of Brentwood Association, Inc., of record in Book 9718, page 624, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6730, page 508, said Register's Office.

Agreement for Dedication of Easement for Overhead or Underground Utility Lines as set forth in instrtrument of record in Book 6334, page 980, said Register's Office.

This is improved (_X_) Unimproved (____) property, known as 5449 Village Way, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this 22nd day of August, 2025.

The Eldon Edward Walker Living Trust dated May 30, 2020

By: Deanna Len Walker, Trustee

Deanna Len Walker, Trustee of The Eldon Edward Walker Living Trust dated May 30, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Deanna Len Walker, Trustee of The Eldon Edward Walker Living Trust dated May 30, 2020 the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON