RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-27739-25

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330506 DEEDWARR
10/06/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,848.52
20251006-0079508

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of Oct, 2025

NOTARY PUBLIC

My commission expires: August 31, 2027

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
Kazu Hishida 1426 Ardee Avenue Nashville, TN 37216	Same address as new owner	072-04-0-206.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY NINE THOUSAND SIX HUNDRED AND 00/100 Dollars ($ 499,600.00) 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, **Anthony Trogner, a married man**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Kazu Hishida, an unmarried person**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of A Resubdivision of Part of Country Club Estates, of record in Book 1424, page 126, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony Trogner, a married man, from Paula K. McDowell, a single man, by Warranty Deed dated July 24, 2023 and recorded August 1, 2023 in Instrument #20230801-0059149, said Register's Office.

Being the same property conveyed to James E. McDowell and wife, Paula K. McDowell, from James G. Grooms and wife, Shirley P. Grooms, by Warranty Deed dated May 7, 1986 and recorded May 12, 1986 in Book 6853, page 819, said Register's Office. by Pursuant to Marital Dissolution Agreement, Case #88-D-4534, Probate Office for said County, and of record in Book 8235, page 193, Register's Office for said County, all interest in the subject property was vested solely in Paula K. McDowell.

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 property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is ___unimproved _X__ improved property, known as: 1426 Ardee Avenue, Nashville, TN 37216

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 2nd day of October, 2025

GRANTOR(S)

Anthony Trogner

STATE OF Massachusetts
COUNTY OF Essex

Personally appeared before me, a Notary Public, Anthony Trogner, 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 and seal, this the 2nd day of October, 2025.

LUIS TEJADA
Notary Public, Commonwealth of Massachusetts
My Commission Expires 01/03/2031

Notary Public

Luis Tejada
Printed Notary Name

My commission expires: 01-03-2031

Tennessee Certification of Electronic Document

I, Marty Berry, 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 10/2/25 (date of document).

Affiant Signature

10/6/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 6 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-7-2026

NOTARY'S SEAL

