WARRANTY DEED

Karen Johnson Davidson County
Batch# 1419292 DEEDWARR
05/12/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20260512-0042595

JM-C-26-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matthew R. Troja and Bethany E. Troja	**Movement Mortgage**	
(NAME)	(NAME)	
204 Northridge Cir	**8024 Calvin Hall Road**	**142-13-0A-055.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN EDWARD BREWER, TRUSTEE OF THE GLENN BREWER LIVING TRUST DATED MAY 21, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW R. TROJA AND BETHANY E. TROJA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 55 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, pages 490-492, and amended in Book 6900, page 784, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.

Being the same property conveyed to Glenn Edward Brewer, Trustee of The Glenn Brewer Living Trust dated May 21, 2014 by Quitclaim Deed from Glenn E. Brewer of record in Instrument No. 20140707-0059245 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 07, 2014.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 6900, Page (s) 490 through 492, inclusive, Revised Plat Book 6900, Page 784 and Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7185, Page 619 and Book 7405, page 780, Book 9130, page 120 and as amended in Instrument No. 20040419-0044162, Instrument No. 20091204-0111306 and Instrument No. 20091124-0108147, Register's Office for Davidson County, Tennessee.
- Charter of Riverside Homeowners Association, Inc. of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying open space of record in Instrument Number 20040608-0067841, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20041019-0125877, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 10482, Page 708, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6970, Page 275, Book 6970, Page 278, Book 6970, Page 284 and Book 6972, Page 45, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6970, Page 278, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 7400, Page 645, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5011, Page 669, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Book 6970, Page 281, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Northridge Cir, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, 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 the 4th DAY OF MAY, 2026.

The Glenn Brewer Living Trust dated May 21, 2014

BY:_____
Glenn Edward Brewer
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN EDWARD BREWER, TRUSTEE of THE GLENN BREWER LIVING TRUST DATED MAY 21, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of May, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/4/26 (date of document).

Affiant Signature

5/12/26
Date

State of Tennessee

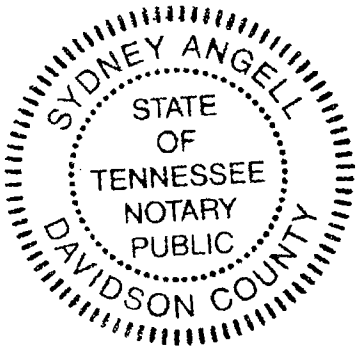
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202605120042595