2026-2029-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1425530 DEEDWARR
05/27/2026 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,327.56
20260527-0048101

STATE OF TENNESSEE
COUNTY OF Texas

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $358,800.00

Lauren Siciliano
Affiant

Subscribed and sworn to before me this 21 day of May, 2026

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yamasa Co., Ltd., a Japanese Corporation	Yamasa Co., Ltd., a Japanese Corporation	052-13-0B-421-00
PO Box 31236	PO Box 31236	
Salt Lake City, UT 84131	Salt Lake City, UT 84131	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brittany D. Trail, and John Steven Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yamasa Co., Ltd., a Japanese Corporation Inc.,** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot 36 on the Plan of River Glen Phase 6, of record in Instrument Number 20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument Number 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brittany D. Trail and John Steven Walker by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument Number 20130404-0033295, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years.**
2. **Deed of Conveyance recorded on December 5, 1986 in Book 7061, Page 196;**
3. **Order of Possession recorded on July 22, 1998 in Book 11030, Page 731; Instrument No. 0465436 .**
4. **Homeowners Association Charter recorded in Book 8069, Page 158; Instrument No. 20020425-0051348.**
5. **Stormwater Detention Agreement recorded on August 16, 2001 in Instrument No. 20010816-0088874.**
6. **Quitclaim Deed recorded on November 26, 2003 in Instrument No. 20031126-0171892.**
7. **First Amendment to Master Deed and Bylaws for River Glen Homeowners' Association recorded on September 15, 2004 in Instrument No. 20040915-0111299.**

8. **Quitclaim Deed recorded on December 17, 2004 in Instrument No. 20041217-0150273.**
9. **Declaration of Submission of River Glen, Phase 6 recorded on July 13, 2005 in Instrument No. 20050713-008113.**
10. **Articles of Incorporation of River Glen Homeowners Association recorded on March 21, 1990 in Book 8069, Page 158;**
11. **Charter of River Glen Property Owners Association, Inc. recorded on April 25, 2002 in Instrument No. 20020425-0051348.**
12. **Covenants, Conditions and Restrictions recorded on Instrument 20020425-0051349**
13. **Quitclaim Deed recorded on May 3, 2002 in Instrument No. 20020503-0054718.**

This is improved property known as: **3131 Penn Meade Way, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 20th day of May, 2026.

Brittany D. Trail

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brittany D. Trail,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 20th day of May, 2026.

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

John Steven Walker

John Steven Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, **personally appeared before me by secured interactive two-way remote electronic audio-video communication John Steven Walker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 20th day of May, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

Tennessee Certification of Electronic Document

I, Title Company, 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 **5/20/2026** (date of document).

Affiant Signature

5/20/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this **20** day of **May**, 2**026**.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2030

NOTARY'S SEAL