Karen Johnson Davidson County
Batch# 1427494 DEEDWARR
06/03/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260603-0049937

THIS INSTRUMENT PREPARED BY:	STATE OF California) COUNTY OF Orange)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,200,00.00 Timothy M. Johnson Affiant Subscribed and sworn to before me, this 28 day of May 2026. Notary Public My Commission Expires: 10.28.27

SHERRY MARIA AMERI
Notary Public - California
Orange County
Commission # 2468600
My Comm. Expires Oct 28, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Shane Vitaly and Jessica Marto 2621 Barclay Dr Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-12-0N-001-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY M. JOHNSON, TRUSTEE OF THE HARPER TRUST DATED MAY 24, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SHANE VITALY AND JESSICA MARTO, HUSBAND AND WIFE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 2621, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at Barclay and Brittany, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171012-0104727 and amended in Instrument No. 20171205- 0124102, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which plan reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at Barclay and Brittany, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171012-0104727 and amended in Instrument No. 20171205-0124102, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Timothy M. Johnson, Trustee of the Harper Trust Dated May 24, 2022 by Deed dated June 2, 2022 from Anthony Joseph Iannone, a married man, recorded June 7, 2022, in Instrument Number 202206070065166, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2621 Barclay Dr, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantor has executed this instrument on this 28 day of May 2026.

HARPER TRUST

TIMOTHY M. JOHNSON, Trustee

STATE OF California)
)
COUNTY OF Orange)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TIMOTHY M. JOHNSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **HARPER TRUST**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 28 day of May 2026.

Notary Public
My Commission Expires: 10.28.27

SHERRY MARIA AMERI
Notary Public - California
Orange County
Commission # 2468600
My Comm. Expires Oct 28, 2027

Certificate of Authenticity

I, Ryan Lux, 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 **May 28, 2026**.

Date

Affiant Signature

05/28/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029