THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948765** Karen Johnson Davidson County Batch # 1191093 DEEDWARR 10/08/2024 01:54:23 PM 2 pgs Fees: $13.00 Taxes: $2,497.50 20241008-0078146	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2024. Notary Public My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

Address New Owner: Elizabeth Townsend Ecker and Brandon Joseph Ecker 1209 Meadow Trace Court Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Legacy Home Loans, dba Steadfast Mtg. 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 155 16 0A 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mylissa Lemos and Jesse Lemos, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Townsend Ecker and Brandon Joseph Ecker, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 24, TRACESIDE, SECTION TWO, Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 980 and 981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more, particular description of said property.

Being the same property conveyed to Jesse Lemos and Mylissa Lemos, husband and wife, by Warranty Deed from Andrew McCarron, unmarried, and Anna McCarron, unmarried, of record in Instrument No. 20220920-0104542, in the Register's Office of Davidson County, Tennessee, dated September 19, 2022 and recorded on September 20, 2022.

Being the same property conveyed to Andrew McCarron and Anna McCarron, husband and wife, by Warranty Deed from Michael Hammill, an unmarried man, of record in Instrument No. 20200922-0108284, in the Register's Office of Davidson County, Tennessee, dated September 17, 2020 and recorded on September 22, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION TWO, as recorded in Plat Book 7900, Page(s) 980 & 981.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9236, Page 504 amended and restated in Book 9435, Page 493 and further amended in Book 9677, Page 675.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116-0004786 and Notice of Annexation recorded in Instrument No. 20020111-0004996 and re-recorded in Instrument No. 20020116-0006610.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11483, Page 98.

Bylaws in Book 9668, page 899, said Register's Office

Articles of Incorporation of Traceside Homeowner's Association, Inc. of record in Book 9668, page 894, said Register's Office

Common Property Agreement as set forth in instrument recorded in Instrument No. 20001114-0112667.

This is improved property located at 1209 Meadow Trace Court Nashville TN 37221

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

And Grantor covenants that it is 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. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 4th day of October, 2024.

Mylissa Lemos

Jesse Lemos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mylissa Lemos and Jesse Lemos, 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, at office, this 4th day of October, 2024.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025