Karen Johnson Davidson County
Batch# 1208729 DEEDWARR
11/27/2024 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241127-0092718

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(C)(vi). Affiant Sworn to and subscribed before me this November 26, 2024. Notary Public Comm Exp:

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
KENT WILLIAM MINICH and MARY MONTGOMERY MINICH, Trustees		
MINICH JOINT REVOCABLE LIVING TRUST dated November 26, 2024	SAME AS NEW OWNER	155-16-0A-013.00-CO
5525 Traceside Drive		
Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -$10- Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY L. MINICH, being one and the same as MARY MONTGOMERY MINICH (Grantor), a married woman, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to KENT WILLIAM MINICH and MARY MONTGOMERY MINICH, Trustees of the MINICH JOINT REVOCABLE LIVING TRUST dated November 26, 2024 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of A Resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MARY L. MINICH, a married woman, from KRISTY J. SINKFIELD and WILLIE ANTONI SINKFIELD, wife and husband, by Warranty Deed of record in Instrument Number 20190927-0098273, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 946, Register's Office for Davidson County, Tennessee.
- Matters shown on the Boundary Plat of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee. •
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, as amended in Book 9435, Page 493 and Book 9677, Page 675, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space area of record in Instrument No. 200003290031452, in the Register's Office for Davidson County, Tennessee.
- Letter as to use of common areas of record in Instrument No. 20001114-0112667, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Line of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

The legal description is taken from the prior deed of record.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantor is 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. Grantors do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The improved property is known as 5525 Traceside Drive, Nashville, TN 37221

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on November 26, 2024.

MARY L. MINICH

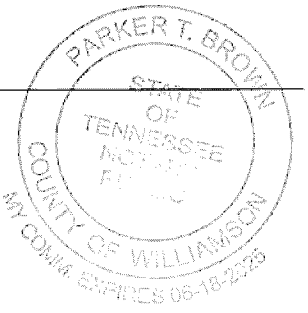
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY L. MINICH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this November 26, 2024.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 11/26/24.

PARKER T. BROWN 11/26/24
Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 26th day of November, 2024.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027