WARRANTY DEED

Karen Johnson Davidson County
Batch# 1247744 DEEDWARR
03/19/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20250319-0019322

File #25-PA-5525-TWG

(SEAL)
MELISSA D HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: 09/07/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colin Bell and Brittney Bell	**New Owner**	
(NAME)	(NAME)	**155 16 0A 013.00**
5525 Traceside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

KENT WILLIAM MINICH AND MARY MONTGOMERY MINICH, TRUSTEES OF MINICH JOINT REVOCABLE LIVING TRUST DATED NOVEMBER 26, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

COLIN BELL AND BRITTNEY BELL, 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:

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 Kent William Minich and Mary Montgomery Minich, Trustees of the Minich Joint Revocable Living Trust dated November 26, 2024, by Warranty Deed from Mary L. Minich, being one and the same as Mary Montgomery Minich, a married woman, of record in Instrument No. 20241127-0092718, in the Register's Office of Davidson County, Tennessee, dated November 26, 2024 and recorded on November 27, 2024.

Being the same property conveyed to Mary L. Minich, a married woman, by Warranty Deed from Kristy J. Sinkfield and Willie Antoni Sinkfield, wife and husband, of record in Instrument No. 20190927-0098273, in the Register's Office of Davidson County, Tennessee, dated September 23, 2019 and recorded on September 27, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF TRACESIDE, SECTION ONE, as recorded in Plat Book 7900, Page(s) 946 and Plat Book 7900, Page 772.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY AND SUBDIVISION, TRACESIDE, as recorded in Plat Book 7900, Page 705.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504, as amended in Book 9435, Page 493, Book 9677, Page 675, Affidavit recorded in Instrument No. 20001114-0112667, Notice of Annexation recorded in Instrument No. 20020111-0004996 and as Corrected in Instrument No. 20020116-0006610.
* Articles of Incorporation for Traceside Homeowner's Association, Inc., recorded as Book 9668, Page 894.
* Bylaws for Traceside Homeowner's Association, Inc., recorded as Book 9668, Page 899.
* Common Open Space Deed recorded as Instrument No. 20000329-0031452.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 5525 Traceside Drive, Nashville, TN 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 13th day of March, 2025.

Minich Joint Revocable Living Trust dated November 26, 2024

By: _____
Kent William Minich, Trustee

By: _____
Mary Montgomery Minich, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2025, before me personally appeared Kent William Minich and Mary Montgomery Minich, Trustees of Minich Joint Revocable Living Trust dated November 26, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Paul Soper, 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 3/13/25 (date of document).

Affiant Signature

3/14/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

