Karen Johnson Davidson County
Batch# 1267561 DEEDWARR
05/02/2025 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20250502-0033987

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38490-01-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Cameron Ensley Affiant Subscribed and sworn to before me this 1st day of May, 2025. Notary Public My Commission Expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lillian Vivian Denton 130 Heritage Trace Drive Madison, TN 37115	**New Owner**	Map and Parcel No.: 042 11 0B 136.00

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, Veronika Vitalievna Schlabach and Daniel Allen Schlabach, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Lillian Vivian Denton, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 130 Heritage Trace Drive, Madison, TN 37115.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 30th day of April, 2025.

GRANTORS:

Daniel Allen Schlabach

Veronika Vitalievna Schlabach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Veronika Vitalievna Schlabach and Daniel Allen Schlabach, wife and husband, 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 30th day of April, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Apartment Unit No. 130 of HERITAGE VILLAGE CONDOMINIUMS created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, book 6380, Page 989, Book 6484, Page 287, Book 9256, Page 848, Book 9654, Page 906, Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of HERITAGE VILLAGE CONDOMINIUMS set forth as Exhibit "A" of said Supplemented and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Veronika Vitalievna Schlabach and Daniel Allen Schlabach, wife and husband, by Warranty Deed from Debbie Wilder, unmarried and Amanda Ruff, unmarried, of record in Instrument No. 20220707-0078128, in the Register's Office of Davidson County, Tennessee, dated June 29, 2022, and recorded on July 07, 2022.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HERITAGE VILLAGE, as recorded in Plat Book 4460, Page(s) 110.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HERITAGE VILLAGE CONDOMINIUMS of record in Book 4758, Page 179, Amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 9654, Page 906, Instrument No. 20040804-0093767, Supplemented and Amended in Book 6484, Page 287, Amendment to Bylaws recorded in Book 9256, Page 848 and Instrument No. 20031229-0183195; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Storm Water Detention Agreement as set forth in instrument recorded in Book 6979, Page 521.
7. Charter for Heritage Village Homeowners' Association recorded in Book 6418, Page 478.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/1/25.

Date

Affiant Signature

5/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of May, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029