Karen Johnson Davidson County
Batch# 1287403 DEEDWARR
06/20/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250620-0048402

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No: 25055914

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2026

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Dana M. Diamond
Affiant

Subscribed and sworn to before me, this 17th day of June, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dana M. Diamond	New Owner	Tax Parcel ID No.
5521 Traceside Drive		155 16 0A 012.00
Nashville TN 37221		

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, **Gene Douglas Davidson, II. and wife, Regina Nicole Davidson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dana M. Diamond, a married woman**, ("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 No. 131 on the Plan of A RESUBDIVISION OF TRACESIDE, SECTION ONE, of record in Plat Book 7900, page 946, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gene Douglas Davidson II and wife Regina Nicole Davidson, by Warranty Deed from H. Glenn Carnathan Jr and wife, Jill M. Carnathan, of record in Instrument No. 20060111-0004433, in the Register's Office of Davidson County, Tennessee, dated January 04, 2006 and recorded on January 11, 2006.

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.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION ONE, as recorded in Plat Book 7900, Page 772.

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.

Easement recorded in Book 10053, Page 235.

Landscape Agreement as set forth in instrument recorded in Book 10355, Page 859.

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.

This is improved property located at 5521 Traceside Drive 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 17th day of June, 2025.

Gene Douglas Davidson, II.

Regina Nicole Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gene Douglas Davidson, II. and Regina Nicole Davidson, 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 17th day of June, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

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 6/17/2025.

Date

Affiant Signature

6/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal