THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651300** Karen Johnson Davidson County Batch # 1289163 DEEDWARR 06/24/2025 10 24 03 AM 2 pgs Fees $13 00 Taxes $4,070 00 20250624-0049559	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $1,100,000 00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2025 Notary Public My Commission Expires HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Paul David Wickes Jr. and Mary Kathleen Wickes 5316 Otter Creek Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 145 15 0A 010.00

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, **Michelle J. Chang, Trustee of the Mary Lou Kreiss Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul David Wickes Jr. and Mary Kathleen Wickes, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Unit 14-B of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, as amended in Book 7140, Page 592 and re-recorded in Book 7234, Page 801, further amended in Book 7353, Page 472; Book 7426, Page 234, Book 7756, Page 116; Book 7903, Page 652; Instrument Nos. 20040402-0037662, 20130425-0041343, 20161118-0122027 and 20190715-0069123, Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Lou Kreiss and/or Bradley D Fresia and/or Michelle J. Chang, Trustees of the Mary Lou Kreiss Living Trust, established by the Revocable Trust Agreement of Mary Lou Kreiss, dated August 2, 2019, by Quitclaim Deed from Mary Lou Kreiss, of record in Instrument No 20190805-0077689, in the Register's Office of Davidson County, Tennessee, dated August 2, 2019 and recorded on August 5, 2019. The said Mary Lou Kreiss died on April 2, 2025.

Being the same property conveyed to Mary Lou Kreiss, by Warranty Deed from Gayle Petrone Cooper, Trustee of The Gayle Petrone Cooper Living Trust, established by the Revocable Trust Agreement of Gayle Petrone Cooper, dated April 16, 2004, of record in Instrument No 20110601-0041867, in the Register's Office of Davidson County, Tennessee, dated May 27, 2011 and recorded on June 1, 2011.

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

Taxes for the year 2025 and thereafter, not yet due and payable.

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 STRATFORD PLACE, as recorded in Plat Book 6250, Page 220

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED STRATFORD PLACE, as recorded in Plat Book 6250, Page 560.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Stratford Place Residential Condominium of record in Book 6472, Page 47, as amended in Book 7140, Page 592 and re-recorded in Book 7234, Page 801, further amended in Book 7353, Page 472; Book 7426, Page 234; Book 7756, Page 116; Book 7903, Page 652; Instrument Nos. 20040402-0037662; 20130425-0041343; 20161118-0122027 and 20190715-0069123, Amendment to ByLaws recorded in Instrument No 20180213-0014344 and Scrivener's Affidavit recorded in Instrument No. 20161216-0132255; 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.

Agreement to Maintain Private Access as set forth in instrument recorded in Book 6430, Page 601.

Charter for Stratford Place Residential Condominiums Homeowners Association recorded as Book 6912, Page 395.

Common Open Space Deed recorded as Book 8128, Page 23.

This is improved property located at 5316 Otter Creek Court Brentwood TN 37027

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 23rd day of June, 2025.

Mary Lou Kreiss Living Trust

Michelle J Chang Trustee

BY: Michelle J Chang, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle J Chang, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the Mary Lou Kreiss Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of June, 2025.

Kate Rosenthal

Notary Public
My Commission Expires _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026