Karen Johnson Davidson County
Batch# 1298347 DEEDWARR
07/17/2025 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20250717-0056365

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38634-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2025 Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Kling 5136 Traceway Drive Nashville, TN 37221	Cadence Bank PO Box 3356 Tupelo MS 38803	Map and Parcel No.: 155160A15000CO

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, David J. Schrieber and Melanie A. Schrieber, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Susan Kling, 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 5136 Traceway Drive, Nashville, TN 37221.

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 15th day of July, 2025.

GRANTORS:

David J. Schrieber

Melanie A. Schrieber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David J. Schrieber and Melanie A. Schrieber, husband and wife, 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 15th day of July, 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"

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Traceside, Section Six, of record in Book 9700, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David J. Schrieber and Melanie A. Schrieber, husband and wife, by deed dated May 20, 2022, from Michael E. Mecredy and Elise A. Mecredy, husband and wife, of record in Instrument No. 20220523-0059409, Register's Office for Davidson County, Tennessee.

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

1. State, County and City taxes and assessments for the current year, 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. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9236, Page 504, as amended and restated in Book 9435, page 493, and amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee,
5. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 20000329-0031448, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 268, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Boundary Plan of record as Book 7900, page 705, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9306, page 279, and Book 9443, page 960, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of record in Book 3533, page 299, Register's Office for Davidson County, Tennessee.
11. Easement for water and sewer utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
12. Easement for right of way granted to USA of record in Book 4243, page 685, Register's Office for Davidson County, Tennessee.
13. Easement for sewer line of record in Book 11564, page 887, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 15, 2025 (date of document).

Affiant Signature

July 16, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027