PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1327796
09/29/2025 10 31 17 AM
Fees $18 00 Taxes $2,904 50

Davidson County
DEEDWARR
3 pgs

20250929-0077246

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $785,000.00

C Co
Affiant

Subscribed and sworn to before me this 19th day of September, 2025.

Notary Public
My commission expires. 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Corey Lotridge and Stephanie Moore-Lotridge		155-16-0A-158-00
5141 Traceway Drive	NEW OWNER	
Nashville, TN 37221		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jonathon David Mason and Beth Binkley Mason, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Corey Lotridge and Stephanie Moore-Lotridge, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 318 on the Plan of Traceside, Section Six of record in Plat Book 9700 Page 268, 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 Jonathan David Mason and Beth Binkley Mason, husband and wife, by deed from Kelly Eugene Blake and wife, Elizabeth Steely Blake of record in Instrument No. 20180410-0033621, Register's Office for Davidson County, Tennessee, and dated March 29, 2018. Jonathan David Mason is one and the same as Jonathon David Mason. The recorded Deed of record contained a typographical error with his name. The correct spelling for his name is Jonathon David Mason.

This conveyance is made subject to the following:

1 Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable

2 All matters appearing on the plan of Traceside of record in Plat Book 9700 Page 268 Register's Office for Davidson County, Tennessee

3 Harpeth Valley Utilities Easement of record in Book 256 Page 290, Book 225 Page 845, and Book 912 Page 481 Register's Office for Davidson County, Tennessee

4. Right of Way Easement of record in Book 3513 Page 299, Book 4243 Page 685, and Book 156 Page 89 Register's Office for Davidson County, Tennessee.

5 Utility Line Easement of record in Book 1407 Page 832 Register's Office for Davidson County, Tennessee

6. Subject to the Covenant, Condition, or Restriction, recorded in Book 9435, Page 493, Book 9677 Page 675, Book 9688 Page 899, and Book 9668 Page 894 in the official records of the Davidson County Register of Deeds

7. Charter of Traceside Homeowners Association of record in Book 9668 Page 894 Register's Office for Davidson County, Tennessee

This property is improved property known as 5141 Traceway 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of September, 2025

Jonathon David Mason

Beth Binkley Mason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of September, 2025, before me personally appeared Jonathon David Mason and Beth Binkley Mason, 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 16th day of September, 2025.

Notary Signature
My commission expires: 2/7/27

