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 $699,900.00

Affiant

Subscribed and sworn to before me this 24 day of October, 2025.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1338774 DEEDWARR
10/27/2025 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $2,589.63
20251027-0085302

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
John M. McShane and Diane A. McShane 5649 Traceside Dr. Nashville, TN 37221	Same	155-16-0A-302.00

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 **Daniel Raymond Schuh and Maggie Glastetter Schuh, Trustees of Schuh Joint Revocable Trust** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John M. McShane and Diane A. McShane, 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. 268 on the Plan of Traceside, Section Ten, Revision One of record in Book 9700 Page 827, 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 Daniel Raymond Schuh and wife, Maggie Glastetter Schuh by deed from Charles D. Cowan and wife, Macqueline Cowan of record in Instrument No. 20150605-0053130, Register's Office for Davidson County, Tennessee, and dated June 5, 2015. Daniel Raymond Schuh and Maggie Glastetter Schuh conveyed their interest to Daniel Raymond Schuh and Maggie Glastetter Schuh, Co-Trustees of the Schuh Joint Revocable Trust by Quitclaim Deed of record in Instrument No. 20230427-0030915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 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 827 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 9236, Page 504 and amended and restated in Book 9435 Page 493 and amended in Book 9677 Page 675 in the official records of the Davidson County Register of Deeds.

4. By-laws of record in Book 9668 Page 899 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5649 Traceside 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 24th day of October, 2025.

Schuh Joint Revocable Trust

By: _____
Daniel Raymond Schuh, Trustee

By: _____
Maggie Glastetter Schuh, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Daniel Raymond Schuh and Maggie Glastetter Schuh, with whom I am personally acquainted, and who acknowledged themselves to be the Trustees of the Schuh Joint Revocable Trust, and as such Trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Schuh Joint Revocable Trust

Witness my hand, at office, this 24th day of October, 2025.

Notary Public

My Commission expires: 2/7/27



I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this **24th** day of **October**, 2025

Dated **10/27/2025**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this **27th** day of **October**, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL