Karen Johnson Davidson County
Batch# 1395359 DEEDWARR
03/20/2026 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20260320-0022279

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39091-02-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Briana Stiner Affiant Subscribed and sworn to before me this 19th day of March, 2026. Notary Public My Commission Expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Stiner Briana Stiner 5108 Traceway Drive Nashvile, TN 37221	ForteFi, LLC 2050 Lowes Dr. Clarksville, TN 37040	Map and Parcel No.: 155160A20200CO

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, Sarita Bhat, a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Robert Stiner and Briana Stiner, husband and wife ("Grantees"), their 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 5108 Traceway Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property has never been her marital residence.

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 the 19th day of March, 2026.

GRANTOR:

Sarita Bhat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarita Bhat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2026.

Notary Public
My Commission Expires:

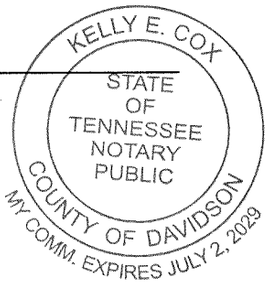


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Traceside Section Seven, as of record in Plat Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sarita Bhat, unmarried, by deed dated June 2, 2020 from Andrew C. Ferrell, a married man, of record in Instrument No. 20200603-0056998, 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 2026 and subsequent years, 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. Restrictive covenants contained in an instrument of record in Book 9236, page 504, Register's Office for Davidson, County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, amended in Book 9677, page 675, and Affidavit recorded in Instrument No. 20001114-0112667, Register's Office for Davidson County, Tennessee.
6. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668. page 899, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 20000329-0031451, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 9700, page 423, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Boundary Plan of record as Book 7900, page 705, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of record in Book 3533, page 299, and Book 4243, page 685, Register's Office for Davidson County, Tennessee.
11. Easement for utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
12. Landscape Agreement of record in Book 10355, page 859, Register's Office for Davidson County, Tennessee.
13. Charter for Traceside Homeowner's Association, Inc. recorded in Book 9668, page 894 Register's Office for Davidson County, Tennessee..

True Copy Certification

I, **Denise Woods,** 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 this the 19 day of March, 2026.

Denise Woods
Affiant Signature
Date 3-19-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: [illegible]

