THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554584**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $699,900.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Notary Public My Commission Expires: 3-23-27

Karen Johnson Davidson County
Batch# 1443156 DEEDWARR
07/08/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20260708-0061399

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Clarkson Ross and Anne-Elise Ross 1429 Trace Ridge Lane Nashville TN 37221	~~New Owner~~ First Bank 722 Columbia Ave. Franklin, TN 37064	Tax Parcel ID No. 155 16 0A 335.00

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, **James Lee Pope and Mary Lynne Laphen Pope, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Clarkson Ross and Anne-Elise Ross, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of TRACESIDE, SECTION NINE, of record in Instrument Number 20000103-0000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Lee Pope and Mary Lynne Laphen Pope, husband and wife, by Warranty Deed from Phu Thanh Nguyen and wife, Deborah A. Nguyen, of record in Instrument No. 20221205-0126588, in the Register's Office of Davidson County, Tennessee, dated December 02, 2022 and recorded on December 05, 2022.

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.

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 TRACESIDE, SECTION NINE, as recorded in Plat Instrument No. 20000103-0000455.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY AND SUBDIVISION PLAT TRACESIDE, as recorded in Plat Book 7900, Page 705.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504 as amended in Book 9435, Page 493 and Book 9677, Page 675.

Charter for Traceside Homeowners Association, Inc, recorded as Book 9668, Page 894.

Bylaws for Traceside Homeowners Association, Inc. recorded as Book 9668, Page 899.

Common Open Space Deed recorded as Instrument No. 20000329-0031447.

This is improved property located at 1429 Trace Ridge Lane Nashville TN 37221

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 29th day of June, 2026.

Mary Lynne Laphen Pope

James Lee Pope

STATE OF New Jersey)
COUNTY OF Cape May)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Lynne Laphen Pope and James Lee Pope, 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 29th day of June, 2026.

Kristin M Zozzaro
Notary Public
My Commission Expires: 03-19-2031

KRISTIN M. ZOZZARO
Notary Public, State of New Jersey
Comm. # 50154737
My Commission Expires 03/19/2031

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/29/2026 (date of document).

Affiant Signature

7/7/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 7 day of July, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202607080061399