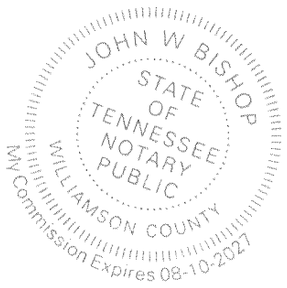
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $807,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Stansell Katherine Stansell	Arvest Bank	072-10-0-262.00
(NAME)	(NAME)	
1301 Otay St.	P.O. Box 579	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lowell, AR 72745	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Amanda Summer Ottinger and Russell S. Ottinger, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacob Stansell and Katherine Stansell, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Northview Subdivision, not of record, and a part of an alley lying in the rear of Lot No. 1 as closed by instrument of record in Book 3072, Page 185, Register's Office for said County, and described together as follows:

BEGINNING at the northeast intersection of Otay Avenue and Northview Avenue; thence along the margin of Northview Avenue, northerly 116.5 feet to a point in the centerline of an alley as abandoned and closed; thence easterly 75 feet to a point opposite the corner of Lots 1 and 2; thence southerly and along the line of Lots 1 and 2, extended and along said line, 116.5 feet to the north margin of Otay Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

Driveway Easement: THIS conveyance is subject to an easement for driveway across Lot No. 1, and an abandoned alley which is described as follows: BEGINING in the centerline of an abandoned alley closed by instrument of record in Book 3072, Page 185, Register's Office for said County, said alley lying between Lots Nos. 1 and 3 on said plan, said point being in the easterly margin of Northview Avenue; thence with the center of said alley, easterly 40 feet to a point; thence southerly, parallel to Northview Avenue, 6-1/2 feet to the south margin of said abandoned alley; thence with the margin of the same westerly 15 feet to a point; thence southerly parallel to Northview Avenue, 3.5 feet to a point; thence westerly 25 feet to a point in the easterly margin of Northview Avenue; thence with the margin of the same northerly 10 feet to the point of beginning, as conveyed in Book 4963, Page 15, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Amanda Summer Ottinger (FKA Amanda Summer Lamb), married, by Quitclaim Deed from Amanda Summer Lamb, dated 2/4/2022 and recorded 2/8/2022 in Instrument No. 20220208-0014334; and the same property previously conveyed to Amanda Summer Lamb, an unmarried woman, by Warranty Deed from Frank P. Rumbaugh and Kimberly D. Owen, husband and wife, dated 5/31/2019

Karen Johnson Davidson County
Batch# 1311791 DEEDWARR
08/19/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,985.90
20250819-0066356

and recorded 6/4/2019 in Instrument No. 20190604-0053148, Register's Office for Davidson County, Tennessee.

Russell S. Ottinger joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1301 Otay St., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 14th day of August, 2025.

Amanda Summer Ottinger

Russell S. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me Amanda Summer Ottinger and Russell S. Ottinger, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2025.

Notary Public _____
My Commission Expires: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 17723

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 14 day of August, 2025.

Denise Woods
Affiant Signature
Date 8/14/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027