THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 10 Burton Hills Blvd, Ste 130 Nashville, TN 37215 CRT File No. 250952252	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $264,000.00. Affiant Subscribed and sworn to before me, this 17th day of October, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1337373 DEEDWARR
10/23/2025 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $976.80
20251023-0084403

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Victoria E. Stout, and John A. Stout and Tracy A. George-Stout 1715 Cockrill Street Nashville TN 37208	New Owner **Victoria E. Stout, John A. Stout Tracy A. George-Stout 1715 Cockrill Street Nashville, TN 37208**	Tax Parcel ID No. 081 15 0 220.00

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, **Daniel Otto, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victoria E. Stout, a single woman, and John A. Stout and Tracy A. George-Stout, a married couple, joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Northerly 66.6 feet, of the Easterly 50.0 feet of Lot No. 410, Plan of D T MCGAVOCK AND OTHERS ADDITION, as of Record in Plat Book No. 21, Page No. 41, in the Register's Office of Davidson County, Tennessee and being more fully described as follows:

Beginning at an iron pin located in the Southerly Margin of Cockrill Street. Said iron pin being located South 46° 30' West, 286.0 feet more or less from the Westerly Margin of 17th Avenue, North. Said iron pin also being the Northeasterly corner of Lot No. 410. Running thence with the Easterly line of Lot No. 410 on the above plan, South 43° 30' East, 66.6 feet to an iron pin. Thence, leaving the Easterly line of said Lot No. 410, South 46° 30' West, 50.0 feet to an iron pin. Said iron pin being the Southwesterly corner of the herein described property. Running thence, North 43° 30' West 66.6 feet to an iron pin in the Southerly Margin of Cockrill Street. Thence, with the Southerly Margin of Cockrill Street North 46° 30' East, 50.0 feet to the point of beginning.

Being the same property conveyed to Daniel Otto, by Warranty Deed from Carolyn D. Carlton, a single woman, of record in Instrument No. 20170201-0010942, in the Register's Office of Davidson County, Tennessee, dated January 31, 2017 and recorded on February 01, 2017.

Lauren Otto joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Daniel Otto.

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.

Taxes and assessments for the year of 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D T MCGAVOCK AND OTHERS ADDITION, as recorded in Plat Book 21, Page(s) 41.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1715 Cockrill Street Nashville TN 37208

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, Grantors warrant that this instrument is effective as of the 17th day of October, 2025.

Daniel Otto

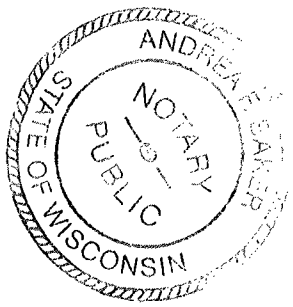
Lauren Otto

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Ozaukee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Otto and Lauren Otto, 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 15 day of October, 2025.

Notary Public
My Commission Expires: 10/08/2028



Tennessee Certification of Electronic Document

I, Maile Gentry, 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 October 15, 2025 (date of document).

Affiant Signature

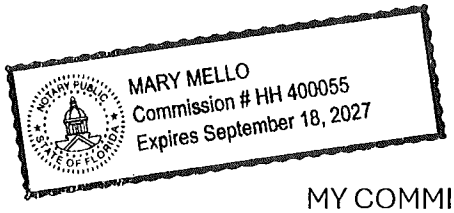
October 23, 2025

Date

State of Florida

County of Palm Beach

Sworn to and subscribed before me this 23rd day of October, 2025.



Mary Mello
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL