THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1341589 DEEDWARR
11/03/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20251103-0087366

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sarazen Elyse Haile 6008A California Avenue Nashville, TN 37209	**Republic Bank & Trust Company** **601 West Market Street** **Louisville, KY 40202**	091 02 0D 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amanda Ott, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Sarazen Elyse Haile, unmarried** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 6008 A California Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B on the plan of Homes at 6008 California Avenue, as recorded in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 6008 California Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131209-0124688, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Amanda Ott, a single woman, by Warranty Deed from Steven P. Halbert, Jr. married and Holice O. Gilliland, Jr. and Reneta R. Gilliland, husband and wife, dated October 31, 2016, and recorded November 4, 2016, of record in Instrument No. 20161104-0116960, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 6008 A California Avenue, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3rd day of November, 2025.

Amanda Ott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2025, before me personally appeared Amanda Ott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of November, 2025.

Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINITY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kirsten Virden
AFFIANT

Sworn to and subscribed before me this 3 day of November, 2025.

Notary Public
My commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **November 3, 2025**

Affiant Signature

11/03/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 3, 2025**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY