Karen Johnson Davidson County
Batch# 1354692 DEEDWARR
12/05/2025 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $10,267.50
20251205-0096983

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-539

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jack W. Robinson, Jr. and Paula K. Robinson	Same as new owners	158 04 0A 001.00
(NAME) 3 Annandale	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Nelson and Jennifer K. Nelson, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Jack W. Robinson, Jr. and Paula K. Robinson, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions, described on Exhibit "B", attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is improved property located at 3 Annandale, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 5th day of December, 2025.

GRANTOR:

John Nelson

Jennifer Nelson by AIF

Jennifer K. Nelson by John Nelson, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared John Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5 day of December, 2025.

TIFFANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5-9-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared John Nelson, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he is the Attorney-In-Fact for Jennifer K. Nelson, the within named Grantor, and being duly authorized, executed the foregoing instrument on her behalf as her Attorney-In-Fact, pursuant to a Power of Attorney of record in Instrument No. 202512050096982, in the Register of Deeds Office for Davidson County, Tennessee.

WITNESS my hand, at office, this 5 day of December, 2025.

TIFFANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled REVISED SECTION ONE OTTER WOOD, of record in Plat Book 6900, Page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, and further corrected in Book 7942, Page 678, said Register's Office.

Being the same property conveyed to John Nelson and Jennifer K. Nelson, husband and wife, by Warranty Deed from Rick B. Longie and Danae A. Longie, husband and wife, of record in Instrument No. 20170123-0006790, in the Register's Office for Davidson County, Tennessee, dated January 20, 2017, and recorded on January 23, 2017.

Jennifer K. Nelson is also known as Jennifer Nelson.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION ONE OTTER WOOD, as recorded in Plat Book 6900, Page(s) 590.

3. Declaration of Covenants, Conditions and Restrictions recorded in Book 7260, Page 483 as amended in Book 8762, Page 199 and Partial Release recorded in Book 9919, Page 689.

4. Easement recorded in Book 7667, Page 218; Instrument of Correction recorded in Book 7942, Page 678.

5. Easement for Underground Utility, recorded in Book 10168, Page 903.

6. Easement for Perpetual Water and Sanitary Sewer, recorded in Instrument No. 20150210-0012396.

7. Charter for Otter Wood Homeowners' Association, Inc. recorded as Book 7292, Page 315.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 5, 2025.

Affiant Signature

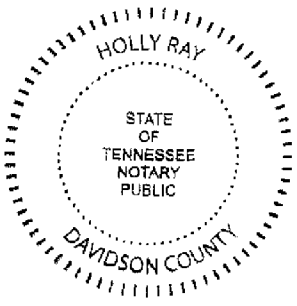
December 5, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2025.



Notary's Signature

My Commission Expires: 03/09/27