THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052600** Karen Johnson Davidson County Batch# 1358828 DEEDWARR 12/17/2025 09:03:30 AM 3 pgs Fees: $18.00 Taxes: $843.60 20251217-0100153	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $228,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2025. Notary Public My Commission Expires: 10/24/2028 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Terrance Nash and DeAndrea Witherspoon Nash 1450 Serenity Ct. Hendersonville, TN 37075	Send Tax Bills To: NEW owner	Tax Information: Tax Parcel ID No. 145-09-0-001.00

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 Malone, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terrance Nash and DeAndrea Witherspoon Nash, husband and wife**, ("Grantees"), their 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(s) 26, as shown on the map entitled Otter Creek Hills, of record in Plat Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES MALONE, by deed from FAIR OFFERZ, LLC, A MISSOURI LIMITED LIABILITY COMPANY, of record in Instrument No. 20250319-0019666, dated March 10, 2025, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 145-09-0-001.00.

Matters shown on the Plan of record in Plat Book 2900, pages 110 and 111 amended in Book 4277, page 10, said Register's Office.

This is improved property located at 2016 Otter Valley Lane Nashville TN 37215

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 15th day of December, 2025.

James Malone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2025.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/15/2025 (date of document).

Jennifer Russell
Affiant Signature

12/15/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

