2025-1822-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361987 DEEDWARR
12/29/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251229-0102796

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$350,000.00.**

Micolette Cole
Affiant

Subscribed and sworn to before me this 22nd day of December, 2025

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Hugh Otey IV	Citizens Savings Bank and Trust	050-14-0-069
2612 West Heiman Street, 42	1917 Heiman Street	
Nashville, TN 37208	Nashville, TN 37208	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Center Court Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Hugh Otey, IV, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 684 on the Plan of Parkwood Estates, Section IV, as of record in Book 3300, pages 79 and 80, Register's Office for said County.

SAID Lot No. 684 fronts 68.0 feet on the southeasterly side of Doverside Drive and extends back 151.08 feet on the northeasterly line and 170.85 feet on the southwesterly line to a line in the rear measuring 107.35 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

BEGINNING at a point where the Lot Line between Lots Nos. 683 and 684 intersects the present Northerly margin of Briley Parkway; thence South 71°03'38" West 107.35 feet along said margin of Briley Parkway to a point; thence North 1°42'33" West 8.52 feet along the Lot Line between Lots Nos. 684 and 685 to a point; thence North 75°29'57" East 105.14 feet along the new relocated northerly margin of Briley Parkway to the point of beginning, being triangular in shape and containing 0.010 acres, more or less.

Being the same property conveyed to Center Court Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated June 27, 2025, from Jamie E. Spencer as her sole heir at law, of Amanda Spencer, of record in Instrument Number 20250630-00512323, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **Subject to the Covenant, Condition, or Restriction, recorded in Book 3434, Page 270 in the official records of the Davidson County Register of Deeds.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 3616, Page 269 in the official records of the Davidson County Register of Deeds.**
4. **Subject to the Covenant, Condition, or Restriction, recorded in Book 3702, Page 519 in the official records of the Davidson County Register of Deeds.**
5. **All matters of record on plat of record in Book 3300, Page 79, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **3214 Doverside Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 22nd day of December, 2025.

Center Court Properties, LLC, a Tennessee Limited Liability Company

By: Nathan Hamilton
Nathan Hamilton, Member

By: [signature]
Mark Hamilton, Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22nd day of December, 2025, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Nathan Hamilton and Mark Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Center Court Properties, LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 22 day of December, 2025.

[signature]
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/2/26

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 12-22-2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 12-22-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 12-22-2025.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

