2025-484-SM

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366836 DEEDWARR
01/07/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20260107-0001373

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 689,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2026.

Notary Public

My commission expires: 5-9-26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA R SHAFFER
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy A. Davenport, Jr.	"New Owner"	091-02-4J-001.00-CO
6016A California Ave. Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph Aeschliman, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy A. Davenport, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of 6016 California Avenue Homes, a Horizontal Property Regime with Private Elements. created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 6016 California Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161212-0129886, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 6016 California Avenue Homes, shown on Exhibit "B" to the Declaration of record in Instrument No. 20161212-0129886, Register's Office for Davidson County, Tennessee, for a more complete identification and description of unit.

Being part of the same property conveyed to Joseph Aeschliman, a single man by Warranty Deed dated July 12, 2023, from

Kristina B. Petrino and Daniel R. Petrino, wife and husband, of record in Instrument No. 20230717-0054651, Scrivener's Affidavit of record in Instrument No. 20230804-0060371, Register's Office for Davidson County, Tennessee. Joseph Aeschliman has since married Courtney Dailey. Courtney Dailey joins in this conveyance for the purpose of conveying any marital interest she may have.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

2. **The Plan of record as set out on Exhibit "B" to the Declaration of record in Instrument No. 20161212-029886, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3. **Declaration of Covenants, Conditions and Restrictions for 6016 California Homes, a Horizontal Porperty Regime with Private Elements, of record in Instrument No. 20161212-0129886, Register's Office for Davidson County, Tennessee. By-Laws appended thereto.**

   All matters as shown on the plan of record in Plat Book 161, page 75, said Register's Office.

4. **Restrictive Covenant for Detached Structure of record in Instrument No. 20161230-0137323, said Register's Office.**

5. **Metro Health Letter regarding lead paint of record in Book 8786, page 526, said Register's Office.**

This is improved (_X_) Unimproved (____) property, known as 6016A California Avenue, Nashville, TN 37209.

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) that I/we am/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), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 6th day of January, 2026.

Joseph Aeschliman

Courtney Dailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Aeschliman and Courtney Dailey, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of January, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 1-6-26.

Affiant Signature — Date: 1-6-26

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of January, 2026.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON