Karen Johnson Davidson County
Batch# 1367678 DEEDWARR
01/08/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260108-0001882

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $590,000.00. Affiant Subscribed and sworn to before me, this the 7th day of January, 2026. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Harrison Lee	New Owner(s)	091-13-0X-002.00-CO
6352B Columbia Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON OTTO AND BRITTANY OTTO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARRISON LEE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 B, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6352 Columbia, a Horizontal Property Regime with Private Elements pursuant to Tennesse code Annotated Section 66-27-103(b), et sec., of record as Instrument No. 20170216-0015927, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander Steven Felice and Kayla Felice, husband and wife, as joint tenants by Warranty Deed from Randall C. Morgan and Christy Morgan, husband and wife of record in Instrument No. 20180403-0031117 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 03, 2018.

Being the same property conveyed to Aaron Otto and Brittany Otto, husband and wife by Warranty Deed from Alexander Steven Felice and Kayla Felice, husband and wife of record in Instrument No. 20241022-0082083 Register's Office for Davidson County, Tennessee, dated October 21, 2024 and recorded on October 22, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 6352B Columbia Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of January, 2026.

Aaron Otto

Brittany Otto

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron Otto and Brittany Otto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of January, 2026.

MIGUEL A RAMIREZ
Notary Public - State of Florida
Commission # HH 397838
My Comm. Expires Jul 8, 2027
Bonded through National Notary Assn.

Notary Public
Miguel A. Ramirez

My Commission Expires:
01-08-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 7. 2026

Affiant Signature

8th day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

