Karen Johnson
Batch # 1371239
01/20/2026 03:58:20 PM
Fees: $18.00 Taxes: $1,924.00
Davidson County
DEEDWARR
3 pgs
20260120-0004548

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-51

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Janice Collins
Affiant

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2026

Kim Murray
Notary Public

Commission Expires: 3/7/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew W. Ottaway, Trustee of the Andrew W. Ottaway Trust dated June 10, 2024	25 Fisher Road Grosse Pointe, MI 48230	092-06-0-718.00

WARRANTY DEED

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

Stacy Dischler, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew W. Ottaway Trust U/A dated June 10, 2021

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 Lot 95 on the Map of Faulconer and Ashcrofts Subdivision of Lots 18 and 19, Boyd McNairy Tract, of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description, of the property.

Included in the above description, but excluded from this conveyance are the Public Right-of-Ways conveyed to the Metropolitan Government of Nashville and Davidson County of record in Instrument Nos. 20210104-0000961 and 20210104-0000967, Register's Office for Davidson County, Tennessee.

PREPARED BY AND RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Being the same property conveyed to Stacy Dischler by Warranty Deed from E3 Construction BD Capital, LLC of record in Instrument No. 20220119-0007345 Register's Office for Davidson County, Tennessee, dated January 11, 2022 and recorded on January 19, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2514 B Booker Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Dated this the 16th day of January, 2026.

Stacy Dischler

Stacy Dischler

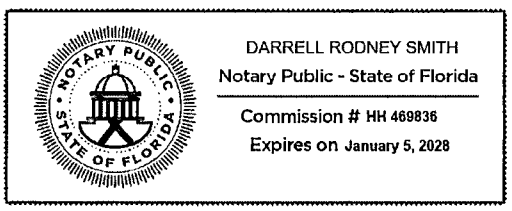
STATE OF Florida
COUNTY OF Duval

On this 16th day of January, 2026, before me personally appeared Stacy Dischler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of January, 2026.

Darrell Rodney Smith

Notary Signature Darrell Rodney Smith
My commission expires: 01/05/2028



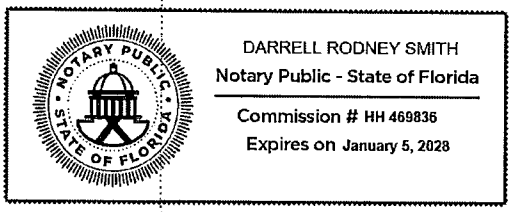
Notarized remotely online using communication technology via Proof.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

Document Date: 01/16/2026

Number of Pages (including notarial certificate): 3



State of Florida

County of Duval

This foregoing instrument was acknowledged before me by means of online notarization, this 01/16/2026 by Stacy Dischler.

Darrell Rodney Smith

Darrell Rodney Smith

___ Personally Known OR ___ Produced Identification

Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.