Karen Johnson Davidson County
Batch# 1459640 DEEDWARR
08/14/2026 10:52:30 AM 6 pgs
Fees: $33.00 Taxes: $569.80
20260814-0076013

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. 25-4215

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 136-10-0A-011-00

WARRANTY DEED

THIS INDENTURE made and entered into on this 25th **day of** August, **2025**, by and between **Malcolm Brian Ott, unmarried, a 1/2 undivided interest,** residing at 214 James Matthew Ln Mt Juliet TN 37122, and **Brad Ott, A/K/A Brad Calder Ott, unmarried, a 1/2 undivided interest,** residing at 2452 10th Stree, Wyandotte, MI 48192, hereinafter referred to as Grantor(s) and **Music City Holdings LLC,** residing at 6 Cadillac Drive, #250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Fifty Four Thousand and 00/100 Dollars ($154,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2820 Lake Forest Drive, Nashville, TN 37217

Being the same property conveyed to Malcolm Brian Ott, a 1/2 undivided interest, and Brad Calder Ott, a 1/2 undivided interest by Warranty Deed from Malcolm Ralph Ott and wife, Susan M. Ott dated August 4, 2020 recorded August 6, 2020 in Document No. 20200806-0087217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Malcolm Brian Ott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Malcolm Brian Ott** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, TN, this 25th day of August, 2025.

Notary Public

My Commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Brad Ott, A/K/A Brad Calder Ott

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Brad Ott, A/K/A Brad Calder Ott** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this 25th day of August, 2025.

C A Wooten
Notary Public

My Commission expires: 06/28/2031

C A WOOTEN
Notary Public - State of Michigan
County of Oakland
My Commission Expires Jun 28, 2031
Acting in the County of Wayne

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit 63, in a Horizontal Property Regime as shown on the condominium site plan, Section Two, Priest Lake Forest, as of record in Plat Book 5800, Page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malcolm Brian Ott, an 1/2 undivided interest, and Brad Calder Ott, an 1/2 undivided interest by Warranty Deed from Malcolm Ralph Ott and wife, Susan M. Ott dated August 4, 2020 recorded August 6, 2020 in Document No. 20200806-0087217, Register's Office for Davidson County, Tennessee.

Commonly Known As: 2820 Lake Forest Drive, Nashville, TN 37217

Parcel ID: 136 10 0A 011.00

Property Commonly Known As: 2820 Lake Forest Drive, Nashville, TN 37217

Tennessee Certification of Electronic Document

I, Lauren Nelson, 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 August 25, 2025 (date of document).

Affiant Signature

August 13, 2026
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 13 day of August, 2026.

Notary's Signature

My Commission Expires: 02-02-2030

NOTARY'S SEAL

JENESIA M MCDOUGAL
Notary Public, State of Texas
Comm. Expires 02-02-2030
Notary ID 135546944

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 154,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lauren Nelson

STATE OF Texas
COUNTY OF Dallas

Sworn to before me this 13 **day of** August, **2026**.

Notary Public
My Commission Expires: 02.02.2030

JENESIA M MCDOUGAL
Notary Public, State of Texas
Comm. Expires 02-02-2030
Notary ID 135546944