Karen Johnson Davidson County
Batch# 1461863 DEEDWARR
08/19/2026 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260819-0077053

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Hottle	United American Mortgage Corporation	105-01-0-138.00
(NAME) 1020 Villa Place	(NAME) 3198 Airport Loop, Ste F	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Costa Mesa, CA 92626	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Randy Spencer and Lana Spencer, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Douglas Hottle and Autumn Hottle, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 part of Lot No. 115 on the plan of the Subdivision of Lot No. 8 of the Boyd Ament Tract, of record on Book 21, Page, 83, and a triangular tract adjacent to same, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Villa Street at the northwest corner of Lot 114 of the Boyd Ament Plan; thence with the line of said lot easterly 140.9 feet to the west margin of an alley; thence with the margin of the same, northerly 51.5 feet to a point; thence westerly 140.9 feet to the east margin of Villa Street; thence with the margin of the same, southerly 50.7 feet to the beginning.

Being the same property conveyed to Randy Spencer and Lana Spencer, husband and wife by Warranty Deed from Jeremy Warner and Sarah Warner F/K/A Sarah Cremer, husband and wife, dated 06/17/2022, of record in Instrument No. 20220623-0071830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1020 Villa Place, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of August, 2026.

Randy Spencer

Lana Spencer

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Spencer and Lana Spencer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of August, 2026.

Notary Public:
My Commission Expires: 7/17/28

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/12, 2026.

Affiant
Date: August 14, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of August, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

