Karen Johnson Davidson County
Batch# 1477239 DEEDWARR
09/24/2026 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20260924-0088793

Name and Address of New Owner:
John A. Martin Revocable Trust
678 James Avenue
Nashville, TN 37209

Send Tax Bills To:
John A. Martin Revocable Trust
12091 Mahogany Isle Lane
Fort Myers, FL 33913

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091050W00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kayla Ott, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John A. Martin, Trustee of the John A. Martin Revocable Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING UNIT 5, OF THE ROWS AT THE ANNEX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS STATED AND RECORDED IN INSTRUMENT NUMBER 20180516-0046957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KAYLA OTT BY WARRANTY DEED FROM 670 JAMES AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON AUGUST 21, 2018, OF RECORD IN INSTRUMENT NO. 20180821-0082677, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. AFFIDAVIT OF SCRIVENER'S ERROR RECORDED IN INSTRUMENT NO 20191226-0133418 IN THE REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of September, 2026.

Kayla Ott (SEAL)

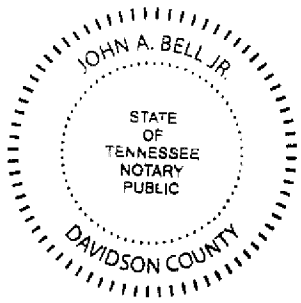
Kayla Ott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2026, before me personally appeared Kayla Ott, 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 11th day of September, 2026.

Notary Signature
My commission expires: 5/12/30



AFFIDAVIT OF VALUE

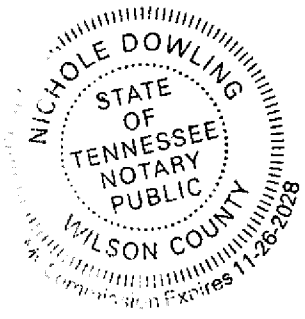
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of September, 2026.

Notary Public
My commission expires: 11.26.2028
File No. 2026-9193-ND



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 09/11/2026 (date of document).

Affiant Signature

09/24/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 24th day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030