WARRANTY DEED

2026-51

Karen Johnson
Batch # 1482362
10/08/2026 09:05:38 AM
Fees: $13.00 Taxes: $1,694.60
Davidson County
DEEDWARR
2 pgs
20261008-0092383

STATE OF: TENNESSEE
COUNTY OF: RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
2615 Medical Center Parkway, suite 1560
Murfreesboro, Tennessee 37129
(615)785-3775

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO	MAP-PARCEL NUMBERS
Jasmine Pierce And Andrew Monger	New Owners	
924 Paces Ferry Drive	924 Paces Ferry Drive	**096 11 0 148.00**
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Steven Alan Ott, unmarried man,** has this day bargained and sold and does hereby transfer and convey unto **Jasmine Pierce and Andrew Monger, married to each other,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for said County. Said Lot No. 78 fronts 69 feet on

the west side of Paces Ferry Drive and extends back 163 feet on the south line and 157.2 feeton the north line to a rear line on which it measures 92 feet.

Being the same property conveyed to Steven Alan Ott, unmarried man, by Warranty Deed from Melody C. Bride, an unmarried woman, dated May 16, 2022, and recorded in Instrument # 20220531-0062662, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 624 Paces Ferry Drive, Nashville, TN 37214.

This conveyance is further subject to (1) 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, and (5) other matters of public record.

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 do 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.

Witness our hands this 28th day of August, 2026.

Steven Alan Ott

Steven Alan Ott

STATE OF: TENNESSEE

COUNTY OF: RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, Steven Alan Ott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of August, **2026.**

My Commission Expires: 1/22/2030

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Prepared by and Return to: American Title and Escrow, LLC
2615 Medical Center Parkway
Suite 1560
Murfreesboro, TN. 37129
(615) 785-3775