Karen Johnson Davidson County
Batch# 1249052 DEEDWARR
03/21/2025 11:30:30 AM 5 pgs
Fees: $28.00 Taxes: $3,703.70
20250321-0021234

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63976

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
PortsmouthLV Trust dated July 11, 2024 10645 Redwood Grove Ave. Las Vegas, NV 89144	NEW OWNER

TAX MAP PARCEL NUMBERS: 11809004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,001,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Hardin Marion, as to a twenty-five percent (25%) interest and William Lee Davidson Marion, as to a seventy-five percent (75%), interest as devisees under the Last Will and Testament of Martha Stanley Marion Sharp,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PortsmouthLV Trust dated July 11, 2024**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Leonte Subdivision of Lots 17-19, 24 to 26 in Noelton, not of record.

Beginning on the southerly margin of Noelton Lane, or Fifth Street at a point 300 feet west of the westerly margin of Tenth Avenue South, said point being the corner of Lots 11 and 12; thence with the line between said two lots southwardly 200 feet to the common corner of Lots 11, 12, 17 and 18; thence with the line between Lots 11 and 18 westwardly 100 feet to the common corner of Lots 10, 11, 18 and 19; thence with the line between Lots 10 and 11, northwardly 200 feet to the southerly margin of Noelton Lane; thence with said Lane, eastwardly 100 feet to the beginning.

Being the same property conveyed to Martha Marion Sharp by Warranty Deed from Michael Shane Neal and Melanie Neal, husband and wife, dated July 12, 2013 and recorded July 15, 2013, of record in Inst. No. 20130715-0072848, Register's Office for Davidson County, Tennessee. The said Martha Marion Sharp has since died. The Last Will and Testament of Martha Stanley Marion Sharp, Case No. 25P25, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to John Hardin Marion as to a twenty-five percent (25%) interest and to William Lee Davidson Marion as to a seventy-five percent (75%) interest. William Lee Davidson Marion joins as Executor of the Estate of Martha Stanley Marion Sharp, convey any interest the Estate may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; Restrictive Covenant for Detached Structure of record in Inst. No. 20040305-0025605, said Register's Office.

This instrument is executed on behalf of John Hardin Marion by William Lee Davidson Marion pursuant to a Power of Attorney executed by him on the 19 day of March, 2025, of record in Instrument No. _202503210021233_, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 1003 Noelton Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of March, 2025

William Lee Davidson Marion
William Lee Davidson Marion

John Hardin Marion by William Lee Davidson Marion, Attorney-In-Fact
John Hardin Marion by William Lee Davidson Marion, Attorney-In-Fact

Estate of Martha Stanley Marion Sharp
By: William Lee Davidson Marion, Executor
William Lee Davidson Marion, Executor

State of Nevada

County of Douglas

On this 19 day of March, 2025, before me the undersigned authority, personally appeared **William Lee Davidson Marion, individually and as Executor of the Estate of Martha Stanley Marion Sharp,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Robert L Ellis
Notary

My Commission Expires: 11-30-2027

ROBERT L. ELLIS
Notary Public, State of Nevada
Appointment No. 24-4903-02
My Appt. Expires Nov 30, 2027

Deed Warranty w POA BP WTI - 12/92

State of Nevada

County of Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **William Lee Davidson Marion** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John Hardin Marion**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee~~ Stateline, Nevada RTC, this 19 day of March, 2025.

Robert L Ellis
Notary

My Commission Expires: 11-30-2027

ROBERT L. ELLIS
Notary Public, State of Nevada
Appointment No. 24-4903-02
My Appt. Expires Nov 30, 2027

State of ~~Tennessee~~ Nevada RTC

County of Douglas

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,001,000.00.

William Lee Davidson Marion
Affiant

Sworn and subscribed before me this 19 day of March, 2025.

Robert L Ellis
Notary

My Commission Expires: 11-30-2027

ROBERT L. ELLIS
Notary Public, State of Nevada
Appointment No. 24-4903-02
My Appt. Expires Nov 30, 2027

EXHIBIT "A"
To
Warranty Deed

FROM: William Lee Davidson Marion and John Hardin Marion

TO: PortsmouthLV Trust dated July 11, 2024

State of Nevada

County of Douglas

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William Lee Davidson Marion, Affiant

William Lee Davidson Marion, Affiant

Sworn to and subscribed before me this 19 day of March, 2025

Robert L Ellis

Notary Public

My Commission Expires: 11-30-2027

ROBERT L. ELLIS
Notary Public, State of Nevada
Appointment No. 24-4903-02
My Appt. Expires Nov 30, 2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of March, 2025.

Affiant Signature
Date 3/20/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

