This Instrument Prepared by ~~and Return to~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-522

Karen Johnson
Batch # 1285178
06/17/2025 10 27 10 AM
Fees $13 00 Taxes $2,678 54

Davidson County
DEEDWARR
2 pgs

20250617-0047415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $723,930 00

Affiant

DANA DELWORTH · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 5/8/28

Subscribed and sworn before me this the 17th day of June, 2025

Notary Public

My commission expires 5/8/28

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Mark A Marino 522 Patterson St Nashville, TN 37211	new owner	133-01-0 047 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID CARY STRINGER, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to MARK A. MARINO AND SUZETTE MARINO, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, described as follows, to-wit

Tract I
Land in Davidson County, Tennessee, being the southerly portion of a certain lot marked "Reserved" and lying at the rear of Lots 38, 37 and part of 36 in the H G McNabb Subdivision, of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee

Said part of said lot fronts 43 5 feet on the Northerly side of Patterson Street and runs back between lines 181 5 feet to a dead line and measures 56 feet, more or less

Tract II
Land in Davidson County, Tennessee, being part of a 7 1/2-foot alley running along the Western boundary line of Lot Number 68 on the Map of Patterson Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee, described as follows

Beginning on the northerly margin of Patterson Street at the Southwest corner of Lot 68, thence Westwardly 7 1/2 feet to the Southeast corner of the property conveyed to Henry E Richard and wife, by deed from H G McNabb, Trustee, of record in Book 1429, Page 499, thence with the East boundary line of said Richards Property Northwardly 181 5 feet, thence Eastwardly 7 1/2 feet, thence Southwardly 6 5 feet, more or less, to the Northwest corner of said Lot 68, thence with the Western boundary line of Lot 68 Southerly 175 feet to the beginning

INCLUDED in the above description but EXCLUDED from this conveyance in that portion of the subject property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 5075, Page 1, Register's Office for Davidson County, Tennessee

Being the same property conveyed to David Cary Stringer by Special Warranty Deed from Primestar Fund I TRS, Inc , a Delaware corporation, dated 05/07/2015 and recorded 05/11/2015 in Instrument No 20150511-0042650, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 522 Patterson St , Nashville, TN 37211

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 12th day of June, 2025

David Cary Stringer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Cary Stringer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 12th day of June, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY