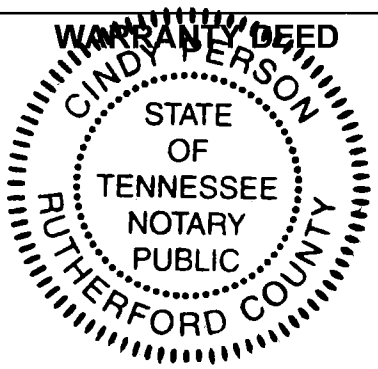
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nancy Spain, LLC, a Tennessee limited liability company | Nancy Spain, LLC, a Tennessee limited liability company | 091-11-0-195.00 |
| (NAME) | (NAME) | |
| 73 White Bridge Road, Suite 103-176 | 73 White Bridge Road, Suite 103-176 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (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 Season K Presson, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nancy Spain, LLC, a Tennessee limited liability company, 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 Lots No. 1217 and 1219 and Part of Lots No. 1221 and 1223, of Block 189 on the plan of the Extension of Plan No. 1, West Nashville, of record in Plat Book 57, Page 173, Register's Office for said county, to which plan reference is hereby made for a more complete description. Said lots front 66 feet on the northerly margin of Georgia Avenue and run back 150 feet on the easterly lot line to an alley and 152.3 feet, more or less on the westerly lot line to an alley, whereon it measures 94 feet.

Being the same property conveyed to Marilyn Presson, a married person by Warranty Deed from Stephanie Siege and husband, Mark Siebe, dated 02/25/2011, of record in Instrument 20110301-0016337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Presson and Marilyn Presson, husband and wife by Quitclaim Deed from Marilyn Presson, dated 06/13/2013, of record in Instrument 20130618-0062236, Register's Office for Davidson County, Tennessee.

The said Larry Presson died on 03/27/2021, leaving the said Marilyn Presson the sole surviving tenant by the entirety.

The said Marilyn Presson died testate on 05/30/2024, devising subject property to Season K. Presson, as evidenced in File No. PR-029909, Probate Court Clerk's Office for Shelby County, Tennessee.

Karen Johnson Davidson County
Batch# 1297105 DEEDWARR
07/14/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20250714-0055176



202507140055176

Being the same property conveyed to Season K. Presson by Quitclaim Deed from Season K. Presson, Executrix of the Estate of Marilyn Maria Presson, dated 04/04/2025, of record in Instrument 20250506-0035135, 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 ☒ 5308 Georgia Avenue, Nashville, TN 37209

(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 11th day of July, 2025.

Season K Presson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Season K Presson, 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 11th day of July, 2025.

Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Stewart Title Company**
**1524 Williams Dr. Suite 202**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

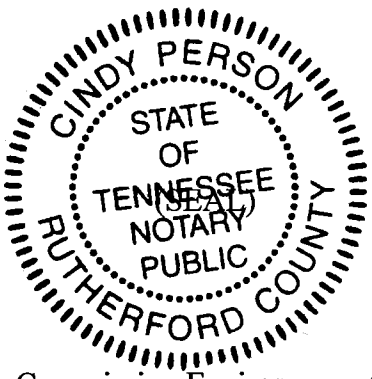
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-11-2025.

A R Steelman
Affiant Signature

7-14-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14 day of July, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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