WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316693 DEEDWARR
08/29/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20250829-0069559

File No. EM-25-9380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Ann Michell Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2025

Danielle M
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE IMBARATTO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 12-1-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Michelle Marshall	New Owners	
(NAME)	(NAME)	
527 Stacy Square Terrace		128-06-0A-527.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Henry Paul IV, unmarried and Kathryn Anne McGivern, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann Michelle Marshall, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Unit No. 527, together with the appurtenant interest in the common elements of Stacy Square Townhomes, II, Condominium, a horizontal property regime established by Master Deed, of record in Book 6497, page 700, as amended in Book 8117, page 891, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 10 on the Plan of Stacy Square Townhomes, II of record in Plat Book 6250, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification of such Unit.

Being the same property conveyed to Henry Paul IV, unmarried and Kathryn Anne McGivern, unmarried, with rights of survivorship by Warranty Deed from Charles Lane Miller and Sherry Shaw Miller, husband and wife of record in Instrument No. 20151228-0129842 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 28, 2015.

This is property more commonly known as 527 Stacy Square Terrace, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25th day of August, 2025.

Henry Paul, IV

Kathryn Anne McGivern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2025, before me personally appeared Henry Paul, IV, 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 25th day of August, 2025.

Notary Signature
My commission expires: 3.3.2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2025, before me personally appeared Kathryn Anne McGivern, 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 25th day of August, 2025.

Notary Signature
My commission expires: 3.3.2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Danielle Imbarato, 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 8.25.25. (Date of document)

Danielle Imbarato
Affiant Signature

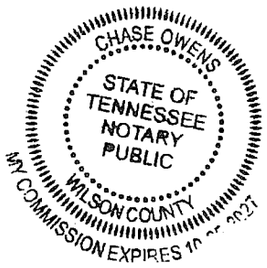
8.25.25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25th day of August, 2025.

Chase Owens
Notary signature



My commission expires: