This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Karen Johnson
Batch # 1331060
10/07/2025 09 15 07 AM
Fees $13 00 Taxes $647 50
Davidson County
DEEDWARR
2 pgs
20251007-0079861

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $175,000 00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 30 Day of SEPT, 2025

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Stockell Residential Real Estate Partners
1212 Laurel Street, #505
Nashville, TN 37207

SEND TAX BILLS TO:
Stockell Residential Real Estate Partners
1212 Laurel Street, #505
Nashville, TN 37207

MAP AND PARCEL NUMBER: 08106037400

WARRANTY DEED
25NT01367

Effective the 30 Day of SEPT, 2025 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jean Lauzon

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Stockell Residential Real Estate Partners

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit

The following described property located in Davidson County, Tennessee, to-wit

Lot No 35, on the Plan of the subdivision of the southerly part of Lot Number 16 of the Nichol Property, as shown on Plat of record in Plat Book 2, Page 49, Chancery Court of Nashville

Said Lot 35 fronts 50 feet on the northerly side of Seifried Street and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Jean Lauzon from Philip Evan Moss and wife Teresa Marie Moss, by Warranty Deed dated 06/21/2016 and recorded 06/28/2016 in Instrument No 20160628-0065892, Register's Office of said County

This is an improved property commonly known as 2310 Seifried Street, Nashville, TN 37208

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30 day of SEPT, 2025

Jean Lauzon

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jean Lauzon, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26