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 Davidson County
Batch # 1349976 DEEDWARR
11/24/2025 09 34 03 AM 2 pgs
Fees $13 00 Taxes $1,504 05
20251124-0093484

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $406,500 00

Affiant Signature

Subscribed and sworn to before me on this the 19th Day of Nov, 2025

Notary Public

My Commission expires 10 / 25 / 27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Stockell Residential Real Estate Partners
1212 Laurel St Apt 505
Nashville, TN 37203

SEND TAX BILLS TO:
Stockell Residential Real Estate Partners
1212 Laurel St Apt 505
Nashville, TN 37203

MAP AND PARCEL NUMBER: 09401017900

WARRANTY DEED
25NT01662

Effective the 19th Day of Nov, 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,

Leah Marsh

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

Stockell Residential Real Estate Partners (a TN Partnership)

Hereinafter called the GRANTEES, their 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 186 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Leah Marsh from Leah Marsh, Executor of the Estates of Mary Ruby Perry, by Quitclaim Deed dated 10/14/2025 and recorded 10/20/2025 in Instrument No 20251020-0083117, Register's Office of said County

Being the same property conveyed to The Estate Mary Ruby Perry by Agreed Order of record in Instrument No 20250829-0069466, with the Register's office for Davidson County, Tennessee on August 29, 2025 Said Agreed Order sets aside the Quitclaim Deed recorded under legal instrument number 20250519-0038919

Being the same property conveyed to Mary Ruby Perry, unmarried woman from Tracy Hunter, unmarried, by Warranty Deed dated 12/18/2000 and recorded 12/21/2000 in Instrument No 20001221-0125389, Register's Office of said County

Mary Ruby Perry died on May 5, 2025 Her Last Will and Testament has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No 25P993 This conveyance is being made to convey any interest of the Estate of Mary Ruby Perry in the subject real property to her devisee under the Will Mary Ruby Perry as directed in on page one of the Last Will and Testament of Mary Ruby

This is an improved property commonly known as 721 S 12th Street Nashville, TN 37206

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 19 day of NOV, 2025

Leah Marsh

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Leah Marsh**, 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
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD