WARRANTY DEED

Karen Johnson
Batch # 1355707
12/09/2025 08 39 28 AM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20251209-0097738

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~Davidson~~ Warren
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/03/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/03/2026

SUSAN E. CORDOVA NOTARY PUBLIC COMMISSION # KYNP50701 EXP 07/02/2026 STATE AT LARGE, KENTUCKY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 9551-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Stockell Residential Real Estate Partners	**Stockell Residential Real Estate Partners**	082-07-0-063 00
1212 Laurel Street, Unit 505	1212 Lauren Street, Unit 505	
Nashville, TN 37203	Nashville, TN 37203	

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,

Richard M. True, a married man, and Shao Chun MA, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stockell Residential Real Estate Partners

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 96 on the Plan of Dr. V. S. Lindsley'a Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No 96 fronts 50 feet on the Westerly side of Stockell Street and runs back between parallel lines 174 1/4 feet to an alley.

Being the same property conveyed to Rufus G. Larue and Katherine C. Larue by Warranty Deed from Roy Cragg and Wilma Cragg of record in Book 5249, Page 497, Register's Office for Davidson County, Tennessee, dated February 03, 1978 and recorded on February 03, 1978.

Rufus G LaRue having died on January 5, 1993, his interest in said property vesting in Katherine C. Larue as the surviving tenant by the entirety.

Katherine C LaRue, having died testate on August 25, 2022, her interest in said property being conveyed to The Estate of Helen Carney True, by Executors Quit Claim Deed from Richard M. True, Executor of the Estate of Katherine C. LaRue, of record in Instrument No. 20231229-0099934 Register's Office for Davidson County, Tennessee, dated December 14, 2023 and recorded on December 29, 2023, in accordance with the terms of the Last Will and Testament of Katherine C. LaRue as shown in probate of record in Docket Number 22P-1978, Probate Court for Davidson County, Tennessee

Helen Carney True having died testate on February 12, 2023, her interest in said property being conveyed to Richard M. True and Shao Chun MA, as joint tenants with right of survivorship by Executor's Quitclaim Deed from Richard Martin True, Executor, and sole heir of the Helen Carney True Estate of record in Instrument No. 20240222-0012052 Register's Office for Davidson County, Tennessee, dated February 19, 2024 and recorded on February 22, 2024, in accordance with the terms of the Last Will and

Testament of Helen Carney True as shown in probate of record in Docket Number 23P-1452, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 820 Stockell Street Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 3, 2025

Richard M True

Shao Chun MA

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Richard M True and Shao Chun MA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this December 3, 2025.

Notary Public

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 9/3/29

File #: 9551-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027