Karen Johnson Davidson County
Batch# 1380825 DEEDWARR
02/13/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260213-0011873

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611086

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$400,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of February, 2026.

Notary Public
My Commission Expires: 07/02/26

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

WARRANTY DEED

THIS INDENTURE, made this 13th day of February, 2026, among:

NATALIE KATZENBACH EDWARDS, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STOCKELL RESIDENTIAL REAL ESTATE PARTNERS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Natalie Katzenbach, unmarried by deed from Katherine C. LaRue, unmarried, dated August 12, 2011, of record in Instrument No. 20110817-0063358, Register's Office for Davidson County, Tennessee. And, further conveyed to Natalie Katzenbach Edwards, married by deed from Natalie Katzenbach aka Natalie Katzenbach Edwards, married, dated December 23, 2020, of record in Instrument No. 20201231-0155310, said Register's Office.

Being the same property conveyed to Natalie Katzenbach, unmarried by Quit Claim Deed from John Dee Edwards, unmarried dated _____ and filed for record in 202602130011872, Register's Office for Davidson County, Tennessee.

Being also known as 823 Stockell Street, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Natalie Katzenbach Edwards

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Natalie Katzenbach Edwards**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2026.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Stockell Residential Real Estate Partners
Address: 1212 Laurel Street #505
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: Stockell Residential Real Estate Partners
Address: 1212 Laurel Street #505
City, State, Zip: Nashville, TN 37203

Tax ID: 082-07-072.00

Certificate of Authenticity

I, Joseph RyanLoney, 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 02/12/2026.

Date

Affiant Signature

02/12/2026
Date

State of Kentucky
County of Warren

Sworn to and subscribed before me this 12th day of February, 2026.

Notary's Signature

My Commission Expires: 07/02/2026
Date

Notary's Seal (if on paper)

SUSAN E. CORDOVA
COMMISSION # KYNP50707
NOTARY
PUBLIC
EXP. 07/02/2026
STATE AT LARGE, KENTUCKY