RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1445220
07/13/2026 09:32:11 AM
Fees: $23.00 Taxes: $2,284.75

Davidson County
DEEDWARR
4 pgs

20260713-0062718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,500.00.

AFFIANT

Subscribed and sworn to me on July 6, 2026.

NOTARY PUBLIC

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
357 Riverside Drive, Suite 1002
Franklin, TN 37064
(615)794-0807
Contact: Leigh Anne Sailors

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP - PARCEL NO(S).:*
Stonegate Acquisitions, LLC 817 Highland Park Ct Nashville, TN 37205	Same as New Owner	Map/Parcel 130-08-0-121.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hazel G. Mansperger**, (**hereinafter called "GRANTOR"**), has bargained and sold, and by these presents does transfer and convey unto **Stonegate Acquisitions, LLC, a Tennessee limited liability company**, (**hereinafter call "GRANTEE"**), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of Section One of Westhaven as of record in Plat Book 1130, Page 7, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca J. Ferguson and Hazel G. Mansperger as joint tenants with the right of survivorship by Quitclaim Deed dated December 5, 2012 from Rebecca J. Ferguson, unmarried, and being of record in Instrument Number 20121206-0112257 and as corrected by Scrivener's Affidavit of record in Instrument Number 20260713-0062716, Register's Office of Davidson County,

Tennessee.

*The said Rebecca J. Ferguson having since died on April 13, 2024 leaving Hazel G. Mansperger as the sole surviving tenant. See Attached Death Certificate for Rebecca J. Ferguson

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 County taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and Grantee will be solely responsible for payment of said taxes when they become due and payable.

2. Subject to any and all building and zoning regulations of the City, County and/or State.

3. Subject to any and all notes and matters as shown on the Plat of record in Plat Book 1130, Page 7, said Register's Office.

4. Subject to an easement in favor of Metropolitan Government of Nashville of record in Book 4319, Page 957, said Register's Office.

5. Subject to the rights of others in and to the common areas and/or elements.

6. Subject to the rights and easements of adjoining landowners in and to the party wall(s) located on the within described property.

7. Subject to the rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This property is also known as improved property located at 4402 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever, and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Executed on this 6th day of July, 2026.

Hazel G. Mansperger

By: _____
James H. Parker
Attorney in Fact pursuant to POA of record
in Instrument Number _____,
RODC, TN

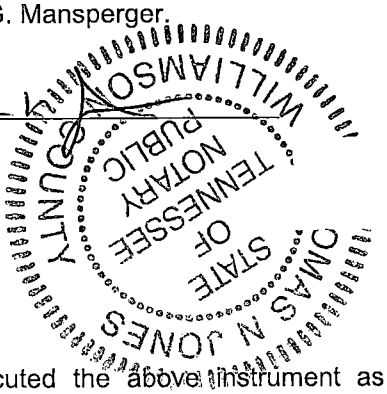
State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared James H. Parker, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Hazel G. Mansperger, and further acknowledged that he executed same as the free act and deed of Hazel G. Mansperger.

Witness my hand on this 6th day of July, 2026.

Notary Public

My Commission Expires: 5-23-27



State of Tennessee
County of Williamson

I, James H. Parker, being first duly sworn and having executed the above instrument as attorney-in-fact for Hazel G. Mansperger, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

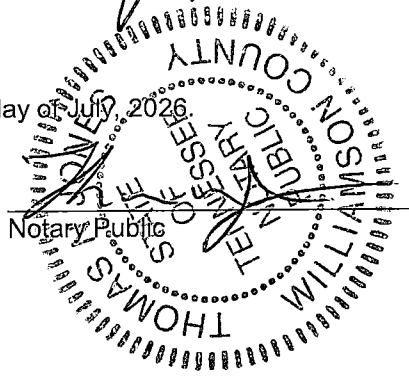
Witness my hand on this 6th day of July, 2026.

X _____
James H. Parker
Attorney in Fact

Sworn to and subscribed before me on this 6th day of July, 2026.

Notary Public

My Commission Expires: 5-23-27



STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

EXHIBIT
tabbies
A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 022978

1. Decedent's Legal Name: REBECCA JEAN FERGUSON				2. Sex: FEMALE	3. Date of Death: 04/13/2024
4. Time of Death (Approx.): 11:08 AM	5a. Age: 88	6. Date of Birth: 11/21/1935	7. Birthplace: SHELBYVILLE, TN		
8a. Place of Death: DECEDENT'S HOME					
8b. Facility Name: 4402 ESTES ROAD		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON	
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage):	11a. Decedent's Usual Occupation: LABORER		11b. Kind of Business/Industry: KROGER	
12. Social Security Number: 4959	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE	
13d. Street and Number: 4402 ESTES ROAD		13e. Inside City Limits?: YES	13f. Zip Code: 37215	14. Was Decedent ever in US Armed Forces?: NO	
15. Decedent's Education: SOME COLLEGE CREDIT, BUT NO DEGREE		16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race: WHITE	
18. Father's Name: ANDREW VANTRESE FERGUSON			19. Mother's Name Prior to First Marriage: HAZEL BETHEL		
20a. Informant's Name: HAZEL GENNA MANSPERGER	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 4402 ESTES ROAD, NASHVILLE, TN 37215			
21a. Method of Disposition: CREMATION		21b. Place of Disposition: MUSIC CITY CREMATORY SERVICES		21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ MICHAEL ILLOBRE		22b. License Number: 5352	22c. Signature of Embalmer: ▶		22d. License Number:
23a. Name and Address of Funeral Home: COMPASSION FUNERAL & CREMATION SERVICES, 6949 CHARLOTTE PIKE, STE 104, NASHVILLE, TN 37209					23b. License Number: 1436
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 04/16/2024		

26. Certifier

26a. ☒ **PHYSICIAN** – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶ /e/ ANH THI MEADOWS	27b. License Number: 045572	27c. Date Signed: 04/15/2024

27d. Name and Address: ANH THI MEADOWS 1718 PATTERSON STREET, NASHVILLE, TN 37203

28. **Part I.** ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.	a. MIXED ALZHEIMER'S AND VASCULAR DEMENTIA	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: NOT PREGNANT WITHIN PAST YEAR		
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Apr-16-2024

016229678

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE