WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2025

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-28-2025

LR-SA-21-2113

Karen Johnson Davidson County
Batch# 769516 DEEDWARR
12/07/2021 03:57:00 PM 2 pgs
Fees: $13.00 Taxes: $185.00

20211207-0162411

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Stonegate Acquisitions, LLC	**New Owner**	
(NAME)	(NAME)	**052-13-0-060.00**
2113 Wooddale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BENJAMIN A. DOOCHIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 29 on the Plan of Wooddale Grove Annex Subdivision of part of J. H. Gothard's Lands, a plan of which is of record in Plat Book 547, Page(s) 109 and 110, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 40 feet, more or less, on the Northerly side of Wooddale Drive and runs back between lines 155 feet, more or less, to a dead line.

Being a portion of the same property conveyed to Julius Doochin, Trustee by Warranty Deed from Anita Louise Peacher, widow, of record in Book 5690, Page 853 Register's Office for Davidson County, Tennessee, dated December 12, 1980 and recorded on December 16, 1980. The said Julius Doochin having since died on June 25, 2003.

Being the same property conveyed to Sonia Doochin, under The Marital Trust under The Last Will and Testament of Julius Doochin, Deceased by Quitclaim Deed from Sonia Doochin and Benjamin A. Doochin, The Co-Executors under The Last Will and Testament of Julius Doochin of record in Instrument No. 20080404-0034574 Register's Office for Davidson County, Tennessee, dated April 03, 2008 and recorded on April 04, 2008. Said Sonia Doochin having since died testate on June 5, 2018, Docket No. 18P-1091, Seventh Circuit Court of Davidson County, Tennessee (Probate Division), and upon her death, Benjamin A. Doochin was appointed to serve as Trustee under the Marital Trust pursuant to Article VII of the Last Will and Testament of Julius Doochin of record in Docket No. 03P-1054, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being a portion of the same property conveyed to Benjamin A. Doochin, individually by Quitclaim Deed from Benjamin A. Doochin, Trustee under The Marital Trust under The Last Will and Testament of Julius Doochin of record in Instrument No. 20190417-0035274, Deed of Correction recorded on October 03, 2019, record of Instrument No. 20191003-0101300, Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 17, 2019.

Subject property is not now, nor, has it ever been the primary residence of the Grantor(s) and/or the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 79, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 109 and 110, Register's Office for Davidson County, Tennessee.

- Conveyance to the State of Tennessee of record in Book 4002, Page 764, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Unimproved** property known as: **2113 Wooddale Lane, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), 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 gende- shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2021.

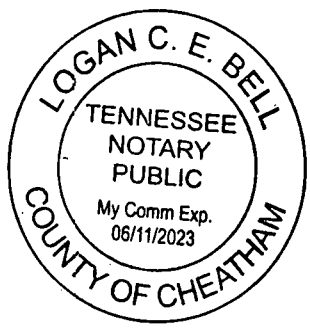
Benjamin A. Doochin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212