WARRANTY DEED

Karen Johnson Davidson County
Batch# 883047 DEEDWARR
07/01/2022 02:35:49 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220701-0076860

BS-AO-22-366

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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:	MAP / PARCEL NUMBER (S)
Stonegate Acquisitions LLC	SAME AS GRANTEE	
(NAME)	(NAME)	**119-07-0-022.00**
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **MARY ANN SHACKLETT, SINGLE,** 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:

Being located in Davidson County, Tennessee, to-wit:

Being Lot No. 83 on the Plan of Glencliff Estates, Section 5, of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at a point on the Southeasterly margin of Flushing Drive, the common corner of Lots Nos. 84 and 83; thence Southwesterly 114.8 feet along said margin to a point, the beginning of a curve; thence Southeasterly 41.4 feet around said curve to a point on the Northeasterly margin of Wimpole Drive; thence Southeasterly 147.3 feet along said margin to a point; thence Northeasterly 140.9 feet to a point, the common corner of said lots; thence Northwesterly 137.6 feet along the common margin of said lots to the point of beginning.

Being the same property conveyed to Mary Ann Shacklett by Quitclaim Deed from John J. Shacklett, Executor of the Estate of Clara Louise Shacklett, deceased, of record in Instrument No. 20100806-0062207 Register's Office for Davidson County, Tennessee, dated August 5, 2010 and recorded on August 6, 2010.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2102, Page 339, 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 **improved** property known as: **366 Flushing Dr, Nashville, Tennessee 37211**.

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 gender shall be applicable to all genders.

Witness my/our hand(s) this the 27th DAY OF JUNE, 2022.

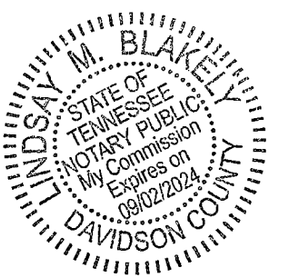
Mary Ann Shacklett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN SHACKLETT, 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 27th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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