LAURA DESMOND
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

WARRANTY DEED

BS-SA-22-3600-E4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Jessica Debout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/20/2025
(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)
John P. Presley	Same as new owner	
(NAME)	(NAME)	**117-11-0B-068.00-CO**
3600 Hillsboro Pk #E4	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Same	
(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, **STONEGATE ACQUISITIONS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN P. PRESLEY, UNMARRIED,** 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 unit No. E-4, parcel No. 68 on the Revised Plat of the Villager East Condominium Apartments, of record in Book 5200, page 235, Register's office for said county, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Doyle S. Gaw and Tyler A. Gaw, as joint tenants, with right of survivorship by Warranty deed from Mary F. McMillen and Martha F. Thompson, individually and as Co-Excecutrix of the Estate of Hazel Anne Brookshire Franklin of record in Book 8498, page 893, Register's Office for Davidson County, Tennessee, dated November 21, 1991 and recorded on December 02, 1991.

Being the same property conveyed to Tyler A. Gaw by Quitclaim deed from Doyle S. Gaw of record in Book 9492, page 835, Register's Office for Davidson County, Tennessee, dated September 15, 1994 and recorded on October 13, 1994.

Being the same property conveyed to Stonegate Acquisitions, LLC by Warranty deed from Tyler A. Gaw of record in Instrument No. 20220601-0062913 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on June 1, 2022.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3600 Hillsboro Pk #E4, Nashville, Tennessee 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(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.

Karen Johnson Davidson County
Batch# 903734 DEEDWARR
08/16/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20220816-0092588

Witness my/our hand(s) this the 11th DAY OF AUGUST, 2022.

Stonegate Acquisitions, LLC

BY: _____
Paul Simiyu
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of August, 2022.

_____
Notary Public
My Commission Expires: 12.1.2025
(SEAL)



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

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 8/11/22 (date of document).

Affiant Signature

8/16/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

