WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/29/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/2024

GINA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 928648 **DEEDWARR**
10/12/2022 11:09:27 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20221012-0111846

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4270

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stonegate Acquisitions, LLC	Stonegate Acquisitions	172 08 0B 077.00
1728 Champions Drive	146 Southridge Dr	
Nashville, TN 37211	Nashville, TN 37207	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gina Morton and Tasha Morton

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 77 on the Plan of Phase Two, Bridle Downs of record in Plat Book 7900, Page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gina Morton and Sylvia Morton and Tasha Morton joint tenants with right of survivorship, by deed dated 08/18/1999, and recorded 08/23/1999, from Yorktown Funding, Inc., a Pennsylvania corporation, of record in Book 11630, Page 577, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor Hazelwood, Trustee, by deed dated 08/08/2022, and recorded 09/05/2022, from Gina Morton, Sylvia Morton, and Tasha Morton and being the same property re-conveyed to Gina Morton and Sylvia Morton from Victor Hazelwood, Trustee, of record in Instrument Number 20020905-0107867, Register's Office for Davidson County, Tennessee.

Sylvia Morton, having died intestate on March 26, 2008, her interest in said property vesting in her heirs at law: Gina Morton and Tasha Morton.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1728 Champions Drive Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on September 29, 2022}.

Gina Morton

Gina Morton

Tasha Morton

Tasha Morton

STATE OF Texas

COUNTY OF Dallas

Document: Warranty Deed

Personally appeared before me via audio-video communication, a Notary Public of said County and State, Gina Morton and Tasha Morton, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 29, 2022.

Talia J Brown

Notary Public

My Commission Expires: 09/22/2024

NOTARY PUBLIC STATE OF TEXAS

Talia J Brown

ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, John Cleaves, 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 9/29/22 (date of document).

Affiant Signature

9/29/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of Sept., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

