Karen Johnson Davidson County
Batch# 933541 DEEDWARR
10/25/2022 10:34:18 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20221025-0115586

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this the 21st day of October, 2022. Notary Public My commission expires: 07/09/24

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stonegate Acquisitions, LLC	New Owner(s)	149-11-0A-057.00-CO
146 Southridge Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH WILLIAMS, A MARRIED MAN**, 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), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 57 on the Plan of Rice Hill, Phase 3, as of record in Plat Book 6900, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth E. Williams and wife, Repalma Williams by Warranty deed from Kenneth S. Victory d/b/a Kenneth Victory Construction Co., of record in Book 8499, page 6, Register's Office for Davidson County, Tennessee, dated November 25, 1991 and recorded on December 02, 1991.

Being the same property conveyed to Kenneth Williams , unmarried by Quit Claim deed from Repalma Williams, unmarried of record in Instrument No. 20030220-0022449 Register's Office for Davidson County, Tennessee, dated February 11, 2003 and recorded on February 20, 2003.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RS-AI-22-1409

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1409 Rice Hill Circle, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of October, 2022.

Kenneth E. Williams

Kenneth Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 21st day of October, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025