QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 960283 DEEDQC
01/11/2023 01:17:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230111-0002434

BS-STONEGATE-QCD-22-3228

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(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)
Stonegate Acquisitions, LLC and Hawkwood Lane, LLC	**New Owner**	
(NAME)	(NAME)	**050-15-0080.00**
146 South Ridge Drive,		
(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, **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, as to a 50% interest AND HAWKWOOD LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, as to a 50% interest** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

SEE ATTACHED "EXHIBIT A"

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3228 MOOREWOOD DR, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 10th day of January, 2023.

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 .

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, as amended in Book 3281, pages 534, 535 and 536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point in the Easterly margin of Mooreland Drive, the common corner of Lots 227 and 228; thence with the line between said tow lots, Easterly 135.8 feet to a point; thence Southwardly 104 feet to a point in the Northerly margin of Crislyndale Lane; thence with the margin of the same , Westwardly 142.29 feet to a point; the beginning of a curve, thence Northwestwardly around said curve 36.77 feet to a point in the easterly margin of Moorewood Drive; thence with the margin of the same, Northwardly 75.2 feet to the point of beginning.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Tennessee Limited Liability Company dated August 31, 2022 and filed for record in Instrument No. 20220902-0099211, Register's Office for Davidson County, Tennessee, on September 02, 2022.