Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: 23-SA-22-3020

Karen Johnson Davidson County
Batch# 961442 DEEDWARR
01/17/2023 11:00:03 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20230117-0003625

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 before me, this the 12th day of January, 2023. 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)	060-05-0-004.00
501 Union Street	146 Southridge Rd	
Nashville, TN 37219	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, **DEBBIE HEITZMAN, FORMERLY KNOWN AS, DEBBIE LOU DONALDSON, A MARRIED WOMAN**, 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. 91 on the Plan of Section Four, Revised, Aldrich Heights, of record in Book 2900, Page 39, Register's Office for said County.

Said Lot No. 91 fronts 148.7 feet on the Easterly margin of Aldrich Lane and extends back 180.0 feet on the Northerly line and 253.3 feet on the Southerly line to a dead line in the rear, measuring 159.33 feet thereon.

Being the same property conveyed to Debbie Lou Donaldson and Elouise Gibson by Warranty Deed from Serafin Morris, Jr., and wife, Dorothy T. Morris of record in Book 6334, Page 510, Register's Office for Davidson County, Tennessee, dated July 09, 1984 and recorded on July 10, 1984.

Being the same property conveyed to Debbie Lou Donaldson by Quitclaim Deed from Elouise Gibson, unmarried, of record in Book 6349, Page 579, Register's Office for Davidson County, Tennessee, dated July 26, 1984 and recorded on July 31, 1984.

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.

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 3020 Aldrich Lane, Nashville, TN 37207, 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 12th day of January, 2023.

Debbie Heitzman F/K/A Debbie Lou Donaldson

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 Debbie Heitzman, formerly known as, Debbie Lou Donaldson 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 12th day of January, 2023.

Notary Public

My Commission Expires: 3.3.25

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