WARRANTY DEED

Karen Johnson Davidson County
Batch# 972362 DEEDWARR
02/21/2023 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $12,949.96
20230221-0012003

File No. EY-23-3796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,499,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonegate Homes, LLC	Same as New Owner	
(NAME) P.O. Box 682461	(NAME)	117-08-0-152.00
(ADDRESS) Franklin, TN 37068	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Fulimare LLC, a Florida limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonegate Homes, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lot No. 164 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Belmont Boulevard, 126 feet North of the margin of Clayton Avenue, said point being 4 feet North of the corner of Lots Nos. 164 and 165; thence Easterly 56 feet to a point; thence Southeasterly 42.3 feet, more or less, to a line between Lots Nos. 164 and 165; thence with the line between said lots, Easterly 56 feet to the Westerly margin of an alley; thence with the margin of same, Northerly 60 feet to the corner of Lots Nos. 163 and 164; thence with the line between said lots, Westerly 156 feet to the East line of Belmont Boulevard; thence with the margin of same, Southerly 56 feet to the point of beginning.

Being the same property conveyed to Fulimare, LLC, a Florida Limited Liability Company, by Warranty Deed from Amy E. Buckner, Trustee of Double Happy Living Trust Dated December 22, 2011, of record in Instrument No. 20220629-0075249 Register's Office for Davidson County, Tennessee, dated June 21, 2022 and recorded on June 29, 2022.

This is property more commonly known as 3004 Belmont Boulevard, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 16th day of February, 2023.

Fulimare LLC, a Florida Limited Liability Company

By: _____
Bobby Dwayne Montgomery

By: _____
Cherie Gillespie Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

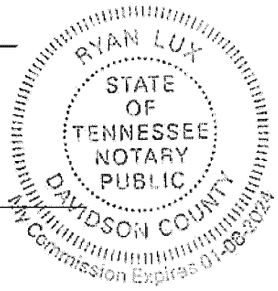
Before me, Ryan Lux of the state and county mentioned, personally appeared Bobby Dwayne Montgomery and Cherie Gillespie Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Fulimare LLC, the within named bargainor, a Florida Limited Liability Company, and that such Bobby Dwayne Montgomery and Cherie Gillespie Montgomery, as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, TN, this 16 day of February, 2023.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Certificate of Authenticity

I, Elizabeth Yerger, 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 **February 16, 2023**.

Affiant Signature

February 20, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

20th day of **February**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

