RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No. QTN-13688-2023

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 994772 **DEEDWARR**
04/21/2023 10 32 29 AM 2 pgs
Fees $13 00 Taxes $2,090 50

20230421-0029495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of April, 2023

NOTARY PUBLIC

My commission expires 07/09/24

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonegate Acquisitions, LLC 146 Southridge Dr. Nashville, TN 37207	Same address as new owner	11403000500 11403000600 11403000700

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($565,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VIVIAN R. ARMSTRONG, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1
Land in Davidson County, Tennessee, being Units No. A and B as shown on a Plan attached as Exhibit B of the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 7419 Sawyer Brown, of record in Instrument #20230329-0022701, Register's Office for said County

Tract 2
Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Final Plat, Re-Subdivision of Lot #3 of Mrs J J Heer's Lands, of record in Instrument #20221102-0118517, Register's Office for said County

Tract 3
Land in Davidson County, Tennessee, being Units No A and B as shown on a Plan attached as Exhibit B of the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 7423 Sawyer Brown, of record in Instrument #20230329-0022700, Register's Office for said County

Being the same property conveyed to Vivian R. Armstrong, a married woman, from Adron D. Greene, an unmarried man, by Warranty Deed dated July 2, 2021 and recorded July 14, 2021 in Instrument #20210714-0094854, said Register's Office

Being the same property conveyed to Adron D Greene and wife, Eva T Greene from Jeffrey W Greene,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-SA-23-7421

unmarried, by Warranty Deed dated November 23, 2009 and recorded November 24, 2009 in Instrument #20091124-0108072, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is __X_unimproved ___ improved property, known as: 7419, 7421 & 7423 Sawyer Brown Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor at any time, Grantor warrants that 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. 260-2-307 or other similar statute therein, as this was investment property only

WITNESS MY/OUR HANDS, this 18th day of April, 2023

GRANTOR(S)

Vivian R. Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Vivian R. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of April, 2023.

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires _____