THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13910-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 585,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2023 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stonegate Acquisitions, LLC	Same as new owner	
146 Southridge Dr.		171-07-0-040 00
Nashville, TN 37207		
(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, WE, **Joy H. Williams, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonegate Acquisitions, LLC**

HEREINAFTER CALLED THE GRANTEES, 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 50 on the Plan of Section 3, Cloverland Acres, of record in Plat Book 4660, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 50 fronts 145 00 feet on the Easterly margin of Cloverbrook Drive and extends back 351 17 feet on the Northerly line and 348 75 feet on the Southerly line to a dead line in the rear, measuring 111 66 feet thereon

Being the same property conveyed to Jack L Williams and wife, Joy H Williams by Warranty deed from Pierre A Lewis and wife, Wanda M Lewis of record in Book 7496, page 670, Register's Office for Davidson County, Tennessee, dated October 19, 1987 and recorded on March 22, 1988

The said Jack L Williams having since died on July 26, 2019, leaving Joy H Williams as surviving tenant by the entireties

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **6428 Cloverbrook Drive, Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 999526 **DEEDWARR**
05/04/2023 10 35 36 AM 2 pgs
Fees. $13.00 Taxes $2,164 50

20230504-0033140

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-BHH-23-6428

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 our hands this the 28th day of April, 2023

Joy H Williams

Joy H Williams

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joy H. Williams,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 28th day of April, 2023

Notary Public

My Commission Expires. 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY