Karen Johnson Davidson County
Batch# 1015554 DEEDQC
06/15/2023 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230615-0045762

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

#2126458

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 04.22.2026
(AFFIX SEAL)

MINDY NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

W-FB-23-707

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)
James A. Fineman	**NEW OWNER**	
(NAME) **707 Linden Green Drive,**	(NAME)	**PART OF 074-04-0-108.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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 **JAMES A. FINEMAN** 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:

Land in Davidson County, Tennessee, being Unit No. 707, on the Plan of SevenHundredFive Linden Green, a Horizontal Property Regime with Private Elements, a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B), of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230424-0030140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to STONEGATE ACQUISITIONS LLC by Warranty Deed from Fredrick Lee Huss and Martha H. Huss, husband and wife, of record as Instrument Number 20230303-0015315, Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on March 3, 2023.

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: **707 Linden Green Drive, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 13th day of June, 2023.

Stonegate Acquisitions LLC

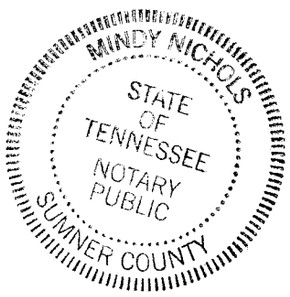
BY: _____
Paul Simiyu
Sole Member

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 13th of June, 2023.

_____
Notary Public
My Commission Expires: 04.22.26
(SEAL)



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

Tennessee Certification of Electronic Document

I, Lacy Perkins, 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 6/13/2023 (date of document).

Lacy Perkins
Affiant Signature

6/15/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of June, 2023.

KAREN CECIL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Cecil
Notary's Signature

NOTARY SEAL

MY COMMISSION EXPIRES: August 19, 2025