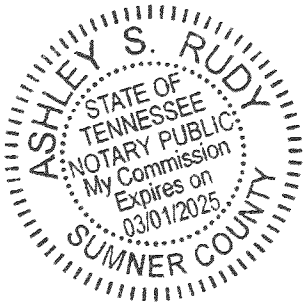
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregg T Michaelson	same as property	117-08-0-152.00
(NAME)	(NAME)	
3004 Belmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1060709 DEEDWARR
10/16/2023 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20231016-0080690

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 considerations, the receipt of which is hereby acknowledged, **Stonegate Homes LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gregg T Michaelson and Anne G Michaelson, husband and wife,** hereinafter called the GRANTEE(S), their 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 (erroneously "Victoria Plan", in prior deeds) 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 Stonegate Homes LLC, a Tennessee limited liability company by Warranty Deed from Fulimare LLC, a Florida limited liability company dated 02/16/2023 and recorded in Instrument No. 202302210012003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3004 Belmont Boulevard, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of October, 2023.

Stonegate Homes LLC

By: _____

Paul Huff

State of Tennessee
County of Williamson

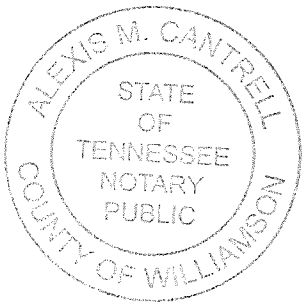
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Stonegate Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Paul Huff, as such President.

Witness my hand and Official seal this 6th day of October, 2023.

Alexis M. Cantrell

Notary Public:
My Commission Expires: 10/11/2025

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027



Certificate of Authenticity

I, Holly Kay, 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

October 12, 2023
Date

Holly Kay
Affiant Signature

10/12/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of October, 2023.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY