Name and Address of New Owner:
Stonegate Acquisitions
146 Southridge Drive
Nashville, TN 37207

Send Tax Bills To:
Stonegate Acquisitions
146 Southridge Drive
Nashville, TN 37207

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 063-04-0-075

Karen Johnson Davidson County
Batch# 1068668 DEEDWARR
11/06/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20231106-0086538

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stonehorse Real Estate Holdings, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stonegate Acquisitions LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Polly Acres Subdivision, of record in Book 3700, page 90, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, from Jeffrey Scott Wilson and Bridgette Renee Wilson, husband and wife, by Warranty Deed dated June 7, 2017 and recorded June 12, 2017 in Instrument #20170612-0058401, said Register's Office.

Property more commonly know as 114 Gayle Drive, Old Hickory, TN 371388.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of November, 2023.

Stonehorse Real Estate Holdings, LLC, a Tennessee Limited Liability Company

_____ (SEAL)
By:Ricky D. Cook
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public,of the state and county mentioned, personally Ricky D. Cook, 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 a Member of Stonehorse Real Estate Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 3rd day of November, 2023.

_____
Notary Signature
Printed Name: Tahira Pyszka
My commission expires: 11/22/2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2023.

_____
Notary Signature
My commission expires: 11/22/2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

202311060086538

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 **11/03/2023** (date of document).

Shannon O'Neill

11/03/2023

Date

State of Tennessee
County of **Rutherford**

Sworn to and subscribed before me this **3rd** day of **Nov.**, 2023.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD