Karen Johnson Davidson County
Batch# 1085384 DEEDQC
12/22/2023 01:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231222-0098903

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

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Anderson Legal, PLLC
113 Cumberland Ave, Suite 106
Madison, TN 37115

Map-Parcel No.: 11802003300

QUITCLAIM 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, **The Simmons Family Trust, FBO Irene Wade,** "the Grantor," convey and quitclaim unto **Stonegate Acquisitions, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 2510, together with the appurtenant interest in the common elements of 838 Inverness Avenue Commons, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 202312050093679. Registrar's Office for said County, said Unit being depicted on the Condominium Site Plan as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions, and Restrictions,
>
> Being the same property conveyed to The Simmons Family Trust FBO Irene Wade, dated August 18, 2003, recorded as instrument number 20230524-0039075 in the Registrar's Office of Davidson County, Tennessee.
>
> This is the improved property known as 2510 Vaulx Lane, Nashville, TN 37204

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 19th day of December, 2023.

The Simmons Family Trust FBO Irene Wade

The Simmons Family Trust FBO Irene Wade

Grantor's Signature

By: Irene Wade, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 14th day of December 2023, before me personally appeared Irene Wade on behalf of The Simmons Family Trust FBO Irene Wade, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand and official seal this 19th day of December, 2023.

Notary Public

My commission expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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 $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of December, 2023.

Notary Public
My commission expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

I, Stephen Drummond, 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 12/19/23 (date of document).

Affiant Signature

Date 12/22/2023

State of TN

County of Davidson

Sworn to and subscribed before me this 22 day of Dec., 2023

Notary's Signature

MY COMMISSION EXPIRES:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY