Karen Johnson
Batch # 1087857
01/03/2024 09:58:52 AM
Fees: $13.00 Taxes: $314.50

Davidson County
DEEDWARR
2 pgs

20240103-0000543

STATE OF TENNESSEE
COUNTY OF Monroe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-27-27

(AFFIX SEAL)

ANITA JEWELL
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES 3-27-2027

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-07037

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stonegate Acquisitions, LLC, a Tennessee limited liability company 146 Southridge Drive Nashville, TN 37207	NEW OWNER	086-08-0A-052-00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Legacy Holdings LLC, a Tennessee limited liabilty company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stonegate Acquisitions, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 451 on the Plan of Final P.U.D Plan of Planned Unit Development of Phase III-A, Camden Woods of record in Plat Book 7900, Page 571, 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 the same property conveyed to Steven T. Delaney and wife, Dandi Delaney by Warranty deed from Federal National Mortgage Association aka Fannie Mae of record in Instrument No. 20081216-0120426 Register's Office for Davidson County, Tennessee, dated December 15, 2008 and recorded on December 16, 2008.

Being the same property conveyed to Legacy Holdings, LLC by Quitclaim Deed from Steven T. Delaney and wife, Sandi Delaney of record in Instrument No. 20160317-0025312 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 17, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 2320 Willesden Green Court, Hermitage, TN 37076-3329

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-KY-23-2320

defend the title to said land to 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 my hand this 28th day of December, 2023

Legacy Holdings LLC, a Tennessee limited liabilty company

BY: _____
Steven T. Delaney
Chief Manager

STATE OF TENNESSEE

COUNTY OF Monroe

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven T. Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Legacy Holdings LLC, a Tennessee limited liabilty company, a limited liability company, and that he is authorized by Legacy Holdings LLC, a Tennessee limited liabilty company to execute this instrument on its behalf as such Chief Manager.

Witness my hand and seal at 131 Laurel Creek Rd Madisonville TN, Tennessee, this 28 day of December, 2023.

Anita Jewell
Notary Public

My Commission Expires: 3-27-27

ANITA JEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES 3-27-2027