QUITCLAIM DEED  	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JAN., 2024. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stonegate Acquisitions LLC	**NEW OWNER**	
(NAME)	(NAME)	**07103016400**
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Adam & Jacobson Investments, LLC ("Grantor") by these presents does herby convey, assign, and quitclaim to Stonegate Acquisitions LLC, ("Grantee") its successors and assigns, all of 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 Lot No. 2 on the Resubdivision of Lot 169 and East 90' of Lot 170 of J.B. Haynie's Oriental Plan of Lots of record in Book 8250, Page 439, Register's Office for Davidson County, Tennessee.

BEING THE SAME property conveyed to Adam & Jacobson Investments, LLC by deed from Thomas E. Bayes of record in Instrument No. 20231222-0098862, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 131 ~~Kinston~~ Kingston St, Nashville, TN 37207

Karen Johnson Davidson County
Batch # 1095660 DEEDQC
01/30/2024 08:08:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20240130-0006276

PH

Witness my hand this the 24th day of January, 2024.

ADAM & JACOBSON INVESTMENTS, LLC

By: Morgan Adam Less
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Adam Less, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he, in his capacity as the Member of Adam & Jacobson Investments, LLC, the withing named bargainor, a limited liability company, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of January, 2024.

Notary Public
My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

PH