Karen Johnson
Batch # 1095702
01/30/2024 09:00:17 AM
Fees: $13.00 Taxes: $962.00

20240130-0006335

Davidson County **DEED**
DEEDWARR
2 pgs

BS-KW-24-817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stonegate Acquisitions, LLC	**New Owner**	
(NAME) **146 Southridge Dr**	(NAME)	**143-03-0-018.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CELIA M. JONES, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEGATE ACQUISITIONS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennesse, being Lot No. 20, on the plan of West Meade Highlands Subdivision, Section One, recorded in Book 3700, Page 69 and 70, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul S. Jones and wife, Celia M. Jones by Warranty Deed from Morris Gurevitch and wife, Judith B. Gurevitch, dated November 2 , 1990 and recorded November 14, 1990 in Book 8236, Page 651, Register's Office of Davidson County, Tennessee.

Said Cecelia M. Jones granted Power of Attorney to Laurin Porter in Instrument No. 20130325-0029326, dated and recorded March 25, 2013, Register's Office of Davidson County, Tennessee.

Celia M. Jones and Cecelia M. Jones being one and the same person.

Paul Samuel Jones having since died September 07, 2023 leaving Cecelia M. Jones aka Celia M. Jones as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 69 and 70, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3502, Page 153 and Book 4025, Page 420, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 Highland Park Court, Nashville, Tennessee 37205-4003**.

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), their heirs and 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), 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/our hand(s) this the 22nd DAY OF JANUARY, 2024.

Celia M Jones by Laurin Porter, Attorney-in-Fact
Celia M. Jones, Laurin Porter, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELIA M. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2024.

Notary Public
My Commission Expires: 12/6/27
(SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 100614
JAMES A. TRIMBLE
Commission Expires
Dec. 6, 2027
LEE COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212