WARRANTY DEED

Karen Johnson Davidson County
Batch# 1096121 DEEDWARR
01/31/2024 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20240131-0006632

BS-MC-23-7417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00.

Holly Lay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sondra Mounger
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

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)
Rahul Raj Mechoor and Kaitlin Deschaine		
(NAME)	(NAME)	**114030B00200CO**
7417 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAITLIN DESCHAINE AND RAHUL RAJ MECHOOR, WIFE AND HUSBAND,** 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, Tennessee, being Unit No. B, Townhomes at 7419 Sawyer Brown, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 7419 Sawyer Brown, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20230329-0022701, 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 a portion of the same property conveyed to Adron D. Greene and wife, Eva T. Greene by Warranty deed from Jeffrey W. Greene, unmarried of record in Instrument No. 20091124-0108072 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on November 24, 2009.

Said Eva T. Greene died on April 22, 2018, vesting Adron D. Greene as surviving tenant.

Being a portion of the same property conveyed to Vivian R. Armstrong, a married woman by Warranty deed from Adron D. Greene, an unmarried man of record in Instrument No. 20210714-0094854 Register's Office for Davidson County, Tennessee, dated July 2, 2021 and recorded on July 14, 2021.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company, by Warranty Deed from Vivian R. Armstrong, married, dated April 18, 2023 and recorded April 21, 2023 in Instrument No. 20230421-0029495, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record as Instrument Number 20221102-0118517, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230329-0022701, 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: **7417 Sawyer Brown Road, Nashville, Tennessee 37209**.

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 19th DAY OF JANUARY, 2024.

Stonegate Acquisitions, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of January, 2024.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



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

Certificate of Authenticity

I, Holly Ray, 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

_____.
Date

Holly Ray
Affiant Signature

11/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY