Karen Johnson Davidson County
Batch # 1102692 DEEDWARR
02/21/2024 10:14:52 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20240221-0011821

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2024. Notary Public My commission expires: 7/9/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stonegate Acquisitions, LLC	New Owner(s)	115-07-0-040.00
146 Southridge Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAREN MICHELE ANDERS, TRUSTEE OF TRUST OF KAREN ANDERS, DATED MAY 12, 2022**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND OSWALDO BARAJAS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 34 on the Plan of Section Four, West Meade Estates of record in Plat Book 3300, Page 61, 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 Karen M. Anders, an unmarried woman by Warranty Deed from Young Sik Chun, and wife, Un Cha Chun of record in Instrument No. 20050124-0008293 Register's Office for Davidson County, Tennessee, dated January 21, 2005 and recorded on January 24, 2005.

Being the same property conveyed to Karen Anders, trustee of the Trust of Karen Anders, dated May 12, 2020 by Warranty Deed from Karen M. Anders, a single woman who acquired title as an unmarried woman of record in Instrument No. 20200622-0066233 Register's Office for Davidson County, Tennessee, dated June 4, 2020 and recorded on June 22, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-KW-24019

The address of the herein described property is believed to be 819 Davidson Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of February, 2024.

Trust of Karen Anders, dated May 12, 2022

By: Karen Michele Anders
Karen Michele Anders, Trustee

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Michele Anders, Trustee of Trust of Karen Anders, dated May 12, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2024.

Notary Public

My Commission Expires: 5/14/26

HRS2 JACQUELINE V. THOMPSON COMM. NO. 2401735 NOTARY PUBLIC - CALIFORNIA ALAMEDA COUNTY MY COMM. EXPIRES MAY 14, 2026 HRS2