Karen Johnson Davidson County
Batch# 1112846 DEEDQC
03/19/2024 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240319-0019008

THIS INSTRUMENT WAS PREPARED BY:
Stewart Title Company
103 S Broadway
Portland, TN 37148

NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0..

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY of February, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-7-2025

MELISSA THOMPSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
James Fineman	New Owner	
1728 14th Ave N		114 03 0 B 001.00
Nashville TN 37208		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter **Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company,** GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, "GRANTORS", by these presents, does hereby quitclaim and convey unto, **James Fineman, a** married **man** hereinafter called "GRANTEE", its successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Sumner** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, 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 part of the same property conveyed to Adron D. Greene and wife, Eva T. Greene by Warranty Deed from Jeffrey W. Greene, dated 11/23/2009, of record in Instrument No. 20091124-0108072, Register's Office for Davidson County, Tennessee.

The said Eva T. Greene died on 04/22/2018, leaving the said Adron D. Greene the sole surviving tenant by the entirety.

Being part of the same property conveyed to Vivian R. Armstrong, a married woman by Warranty Deed from Adron D. Greene, an unmarried man, dated 07/02/2021, of record in Instrument No. 20210714-0094854, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from Vivian R. Armstrong, married, dated 04/18/2023, of record in Instrument 202304210029495, Register's Office for Davidson County, Tennessee.

This is **improved** property known as 7419 Sawyer Brown Road Nashville TN 37209

WITNESS our hands this 28 day of February 2024

Stonegate Acquisitions, LLC

Paul Simiyu, Sole Member

State of Tennessee
County of

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Simiyu with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole Member within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Paul Simiyu, as such Sole Member.

Witness my hand and Official seal this 29 day of February, 2024.

Melissa Thompson
Notary Public:
My Commission Expires: 6-7-2025

MELISSA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Lacy Perkins, 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 2/28/24 (date of document).

Lacy Perkins
Affiant Signature

03/19/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19 day of March, 2024.

KAREN CECIL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Cecil
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: August 19, 2025