QUITCLAIM DEED

Karen Johnson
Batch # 1131740
05/07/2024 09:29:32 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240507-0033370

LB-QCD-24-6398-6400

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 29 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stonegate Acquisitions, LLC, and James Fineman	**New Owners**	
(NAME)	(NAME)	
146 Southridge Drive		**PART OF 129-08-0-091.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAMES FINEMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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 situated in Davidson County, Tennessee, being Units 6398 and 6400, as established in Declaration of Covenants, Conditions and Restrictions for SIX THOUSAND THREE HUNDERD NINETY-EIGHT & SIX THOUSAND FOUR HUNDERD HIGHWAY ONE HUNDRED COMMONS, a horizontal property regime with private elements, of record at Instrument No. 20240321-0019576, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company, by Warranty Deed from Percy Warner, LLC, a Tennessee limited liability company, of record in Instrument No. 20240314-0017680 Register's Office for Davidson County, Tennessee, dated March 8th, 2024 and recorded on March 14th, 2024.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **6398 and 6400 Highway 100, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 29 day of April, 2024.

Stonegate Acquisitions, LLC

BY:_____
Paul Simiyu
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, 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 SOLE MEMBER of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of April, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212