WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson
Batch # 1149842
06/24/2024 02:07:28 PM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20240624-0046891

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)	(NAME)	**103-08-0-126.00**
146 Southridge Dr		
(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, **PAUL MAXWELL SMITH AND CATHERINE LOFTIS SMITH, HUSBAND AND WIFE,** 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:

Being Lots No. 21 and 22 on the Plan of C.H. Tritschler's Subdivision of Lots Nos. 347, 348 and part of Lot No. 349 on the plan of West Lawn Subdivision of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 45 feet 7 inches on the Northerly side of West Lawn and runs back between parallel lines, with the Easterly margin of 43rd Avenue North, formerly Jessica Avenue, 140 feet to a dead line.

Said Lot No. 22 fronts 50 feet on the Northerly side of West Lawn and runs back between parallel lines, 141 feet to a dead line.

Included in the above description, but specifically Excluded from this conveyance are those portions along the North boundary line of said Lots No. 21 and 22 that are described in an instrument of record in Book 9182, Page 342, said Register's Office.

Being the same property conveyed to Paul M. Smith, III, an unmarried man by Warranty Deed from Susan Henderson, unmarried of record in Instrument No. 20090601-0050334 Register's Office for Davidson County, Tennessee, dated June 01, 2009 and recorded on June 01, 2009.

Being the same property conveyed to Paul Maxwell Smith and Catherine Loftis Smith, husband and wife by Quitclaim Deed from Paul M. Smith, III, an unmarried man of record in Instrument No. 20160601-0054802 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on June 01, 2016.

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 843, Page 51, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5402, Page 517, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11612, Page 729, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 1730, Page 34, 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: **4308 Westlawn Dr., 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 21st DAY OF JUNE, 2024.

Paul Maxwell Smith

Catherine Loftis Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL MAXWELL SMITH, 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 21st of June, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE LOFTIS SMITH, 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 21st of June, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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