# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150776 DEEDWARR
06/25/2024 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,615.05
20240625-0047466

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THERESA L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-050374

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Sahara Investments, a General Partnership | Edmonton State Bank | |
| (NAME) 6013A Obrien Avenue | (NAME) 250 W. Broadway | 103-06-0-251 |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Gallatin, TN 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($436,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LOCAL FOX LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAHARA INVESTMENTS, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTEES, 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. 1, on the Plan of Resubdivision of Lots 39 and 40, Brookside Court, as shown on plat of record in Plat Book 5200, Page 254, as amended in Book 5719, Page 515, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Jerry W. Blair and wife, Joy S. Blair by General Warranty Deed from Richard H. Sittel and Robert W. Wahl, dated 03/30/1999, of record in Book 11409, Page 628, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jerry W. Blair by Quitclaim Deed from Jerry W. Blair and his

wife, Joy S. Blair, dated 07/07/2009, of record in Instrument No. 20090722-0068619, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Local Fox LLC, a Tennessee limited liability company and Stonegate Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from Jerry W. Blair, a married man, dated 05/03/2024, of record in Instrument No. 20240506-0033256, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☐ property, known as 190 White Bridge Pike, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 20th day of June, 2024

Local Fox LLC, a Tennessee limited liability company

BY:_____
John Gleaves
Authorized Agent

Stonegate Acquisitions, LLC, a Tennessee limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TN
COUNTY OF DAVIDSON

On this 20th day of June, 2024, before me personally appeared Local Fox LLC, a Tennessee limited liability company and Stonegate Acquisitions, LLC, a Tennessee limited liability company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 20th day of June, 2024.

Commission Expires: _____

Notary Public

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

**CERTIFICATE OF AUTHENTICITY**

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 June 20, 2024.

Affiant
Date: June 24, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of June, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

