WARRANTY DEED

Karen Johnson Davidson County
Batch# 1155386 DEEDWARR
07/08/2024 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,806.45
20240708-0050969

File No. DH-24-6902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $758,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonegate Acquisitions LLC	Stonegate Acquisitions LLC	
(NAME)	(NAME)	105-13-264.00
942 South Douglas Avenue	146 Southridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **942 South Douglas LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonegate Acquisitions LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being part of Lot No. 82 on the Map of Waverly Place, of record in Book 57, Pages 94 and 95, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by John Kohl and Company, P.C., 400 7th Ave. S., Nashville, TN 37203, Licence No. 1659, dated November 11, 1997, as follows:

Beginning at an iron pin in the Northerly margin of South Douglas Avenue; said point being 148 feet East of the Easterly margin of 10th Avenue South; thence leaving said Avenue, North 3 degrees 52 minutes East, 266.4 feet to an iron pin in the Southerly margin of an alley; thence with the same, South 84 degrees 40 minutes East, 50 feet to an iron pin; thence leaving said alley, South 3 degrees 52 minutes West, 265 feet to an iron pin in the Northerly margin of South Douglas Avenue; thence with the same, North 86 degrees 17 minutes West, 50 feet to the point of beginning.

Being the same property conveyed to Joann Taylor by Warranty deed from Jerael C Nellis and wife, Valeri Otey Nellis of record in Book 10703, page 253, Register's Office for Davidson County, Tennessee, dated November 26, 1997 and recorded on December 02, 1997.

Being the same property conveyed to 942 South Douglas LLC by Warranty Deed from Joann Taylor dated June 28, 2024 and filed for record on June July 8, 2024 in Instrument No. 20240708-0050568, Davidson County Register of Deeds.

This is property more commonly known as 942 South Douglas Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 28th day of June, 2024.

942 South Douglas LLC, a Tennessee
Limited Liability Company

By: _____
Joshua Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of 942 South Douglas LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 28th day of June, 2024.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 28, 2024**.

Date

DHardwick

Affiant Signature

July 8, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026