# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1155467 DEEDWARR
07/08/2024 01:27:12 PM 2 pgs
Fees: $13.00 Taxes: $6,841.30

20240708-0051043

BS-P-24-951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,849,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

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

**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) |
|---|---|---|
| **Kevin Mincio and Heather Hager** | **New Owner** | |
| (NAME) | (NAME) | **118-02-1S-002-00-CO** |
| **951 Inverness Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN MINCIO AND HEATHER HAGER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit 951 of 949 Inverness Ave Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 202305110035135 , and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being a Portion of the property conveyed to Harold A. Simmons and wife, Irene M. Simmons by Warranty Deed from Charles A. Benedict and wife, Mary S. Benedict dated October 30, 1965 and recorded November 1, 1965 in Book 3953, Page 90, Register's Office of Davidson County, Tennessee.

Being a Portion of the property conveyed to The Simmons Family Trust, dated August 18, 2003, Harold A. Simmons and Irene M. Simmons, Co-Trustees by Warranty Deed from Harold A. Simmons and wife, Irene M. Simmons, dated August 18, 2003 and recorded August 22, 2003 in Instrument No. 20030822-0121939, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company, by Quitclaim Deed from Irene Alesia Wade, Successor Trustee for The Simmons Family Trust, dated August 18, 2003 and amended May 26, 2005, dated May 9, 2023 and recorded May 11, 2023 in Instrument No. 20230511-0035136, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230511-0035135, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **951 Inverness Avenue, Nashville, Tennessee 37204**.

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 5th DAY OF JULY, 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 5th of July, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)




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