QUITCLAIM DEED

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

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 29th DAY OF July, 2024

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

BS-SA-24-942

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, a Tennessee limited liability company and James Fineman	New Owner	
(NAME) **1728 14th Ave N,**	(NAME)	**10513026400**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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), 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:

A certain tract of 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, License No. 1659, dated Novemebr 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 Stonegate Acquisitions LLC, a Tennessee Limited Liability Company by Warranty Deed from 942 South Douglas LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240708-0050969 and recorded on July 08, 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: **942 South Douglas Ave, Nashville, Tennessee 37204**.

Karen Johnson Davidson County
Batch # 1164642 DEEDQC
07/31/2024 02:30:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240731-0058095

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

Stonegate Acquisitions LLC

BY:_____
Paul Simiyu
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PAUL SIMIYU, 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 the SOLE MEMBER of STONEGATE ACQUISITIONS LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 29th of July, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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