WARRANTY DEED

2024-53



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11-3-25

Karen Johnson
Batch # 1166788
08/05/2024 03:19:46 PM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20240805-0059640

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SA-24-177

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stonegate Acquisitions, LLC and James Fineman 146 SOUTHRIDGE DRIVE Nashville, TN 37207	NEW OWNER	094.13-0-118.00

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, I/we, **JDG Investments, LLC and Dekisha Wilson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stonegate Acquisitions, LLC, a Tennessee limited liability company and James A. Fineman, a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Easterly part of Lot No. 19 and a part of the Westerly part of Lot No. 20 of Block "K" on the plan of Hermitage Addition to Nashville, as of record in Book 57, page 108, Register's Office for said county, as follows: said parts of Lots Nos. 19 and 20 front together 42 feet on the Southerly margin of Little Green Street or Green Street and run back between parallel lines 140 feet to an alley in the rear on which they measure 42 feet. The Westerly margin of said part of Lot No. 19 is the Easterly margin of a parcel or tract of land conveyed this date to Clifford A. Allen by the grantor herein and the said parcel of land herein conveyed consisting of said parts of Lots Nos. 19 and 20 have been marked off on the four corners with stakes. There is specifically reserved by grantor herein all of the remainder of Lot No. 20 owned by him which is that parcel of land known as City No. 179 and the said portion of said Lot No. 20 so retained fronts on the Southerly margin of Little Green Street or Green Street 23 feet more or less.

Being the same property conveyed to JDG Investments, LLC and Dekisha Wilson from Johnny Crow, Jr. by Warranty Deed dated June 3 , 2022 and recorded on June 21, 2022 in Instrument No. 20220621-0070050, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 177 Little Green Street, Nashville, TN 37210.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of August, 2024.

JDG Investments, LLC,
By: Jamont Gordon, Managing Member

Dekisha Wilson

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jamont Gordon, 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 Managing Member (or other officer authorized to execute the instrument) of JDG Investments, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the JDG Investments, LLC, as Managing Member.

Witness my hand and seal this 1st day of August, 2024.

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY SIGNATURE
Notary Expires: 7-6-2027

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Dekisha Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of August, 2024.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY