Karen Johnson Davidson County
Batch# 1167271 DEEDQC
08/12/2024 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060269

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HARDEMAN, MONTGOMERY & POTTER
4301 HILLSBORO PIKE, SUITE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stonegate Acquisitions, LLC	NEW OWNER	
(NAME)	(NAME)	10308012600
146 Southridge Drive		
(ADDRESS)	(ADDRESS)	
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **STONEGATE ACQUISTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **STONEGATE ACQUISTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots No. 21 and 22 on the Plan of C.H. Tritschler's Subdivision of Lots Nos. 347, 348 and part of Lot No. 349 on the plan of West Lawn Subdivision of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 45 feet 7 inches on the Northerly side of West Lawn and runs back between parallel lines, with the Easterly margin of 43rd Avenue North, formerly Jessica Avenue, 140 feet to a dead line.

Said Lot No. 22 fronts 50 feet on the Northerly side of West Lawn and runs back between parallel lines, 141 feet to a dead line.

Included in the above description, but specifically Excluded from this conveyance are those portions along the North boundary line of said Lots No. 21 and 22 that are described in an instrument of record in Book 9182, Page 342, said Register's Office.

Being the same property conveyed to Stonegate Acquisitions, LLC by Warranty Deed from Paul Maxwell Smith and Catherine Loftis Smith, husband and wife of record in Instrument No. 20240624-0046891, Register's Office for Davidson County, Tennessee.

This deed is executed for the purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lot Nos. 21 and 22, Plan of C.H. Tritschler's Subdivision of Lots Nos. 347, 348 and part of Lot No. 349 on the plan of West Lawn Subdivision of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4308 Westlawn Drive. Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 hand this 7th day of August, 2024.

~~STONEGATE ACQUISITIONS, LLC~~

BY: ~~DYLAN POTTER, AUTHORIZED~~ AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Stonegate Acquisitions, LLC the within named bargainor, a limited liability company and that he 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 official seal this 7th **day of** August, 2024.

Commission expires:

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

202408120060269

August 7, 2024

Tennessee Certification of Electronic Document

I, Laura FRIEL, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White, a notary public for this county and
Notary's Name

state, Laura Friel, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON