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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1179169
09/09/2024 11:23:52 AM
Fees: $13.00 Taxes: $3,885.00

Davidson County
DEEDWARR
2 pgs

20240909-0069185

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

BS-SA-24-4308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

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)
Lamorinda Properties, LLC	**SAME AS NEW OWNER**	
(NAME) **4117 Hillsboro Pike, Ste. 103-265**	(NAME)	**103-08-0-126.00**
(ADDRESS) **Nashville, TN 37215**	(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAMORINDA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

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 conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5402, Page 517, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11612, Page 729, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 1730, Page 34, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4308 Westlawn Dr., Nashville, Tennessee 37209**.

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 SEPTEMBER, 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 September, 2024.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



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