WARRANTY DEED

Karen Johnson
Batch # 1188794
10/02/2024 02:39:06 PM
Fees: $13.00 Taxes: $629.00

Davidson County
DEEDWARR
2 pgs

20241002-0076565

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

J-SGA-24-3908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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)
Stonegate Acquisitions, LLC	**Same as New Owner**	
(NAME)	(NAME)	**069-04-0-192.00**
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **SHARONDA GANT, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEGATE ACQUISITIONS, 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:

Land in Davidson County, Tennessee, being Lot Number 2 on the unrecorded survey by C.J. Carney, dated 15, December, 1962, of part of Lots 14, 15, 16 and 17 of Block "EE" on the revised plan of Fairview Subdivision of record in Book 1130, page 54, Register's Office for said County.

Said lot number 2 fronts 72.2 feet on the easterly margin of Southview Avenue, and runs back between parallel lines 175 feet to a dead, line measuring 72.2 feet thereon.

Being the same property conveyed to John H. Gant by Warranty Deed from O'Connor Homes of Nashville, Inc., a Tennessee Corporation of record in Book 4692, page 195, Register's Office for Davidson County, Tennessee, dated August 11, 1965 and recorded on March 26, 1973.

Being the same property conveyed to John H. Gant by Quitclaim Deed from Carolyn Gant of record in Book 6536, page 730, Register's Office for Davidson County, Tennessee, dated April 18, 1985 and recorded on April 18, 1985.

The said John H. Gant having died on or about June 6, 2023, with the Estate of John Gant being administered under Case No. 23P1287, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville - Probate. A copy of the Last Will and Testament of John Gant is of record in Instrument No. 20240618-0045874, Register's Office for Davidson County, Tennessee. Persurant to said Last Will and Testiment, Sharonda Grant is the sole Deviseeand sole vested owner.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3908 Southview Dr, Nashville, Tennessee 37218**.

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 30 DAY OF SEPTEMBER, 2024.

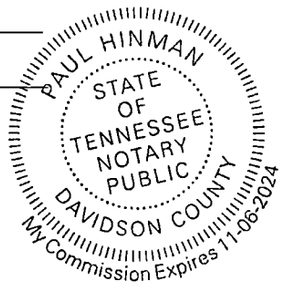
Sharonda Gant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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