QUITCLAIM DEED

Karen Johnson
Batch # 1195115
10/17/2024 02:06:16 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241017-0080763

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 10 DAY OF Oct, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stonegate Acquisitions LLC	**NEW OWNER**	
(NAME)	(NAME)	
146 Southridge Dr		**06012003000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO
SEPARATE MAP AND PARCEL NUMBERS AND RE-ESTABLISH UNDERLYING LOT LINES

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stonegate Acquisitions LLC ("Grantor") by these presents does herby convey, assign, and quitclaim to Stonegate Acquisitions LLC, ("Grantee") his successors and assigns, all of 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:

Land in Davidson County, Tennessee, being Lots Nos. 50, 51, 52 and 53, Block "C", Plan of Highland Park, as of record in Book 974, page 33, Register's Office for said county. Said lots adjoin and front together 100 feet on the East side of Morningside Drive and run back between parallel lines 151 feet on the South line and 150.8 feet on the North line to a dead line, on which they measure 100 feet.

BEING the same property conveyed to Stonegate Acquisitions LLC by warranty deed of record at Instrument No. 20241017 0080761, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

This is improved property known as: 2915 Morningside Drive, Nashville, TN 37207

Witness my hand this the 10 day of Oct, 2024.

Stonegate Acquisitions, LLC

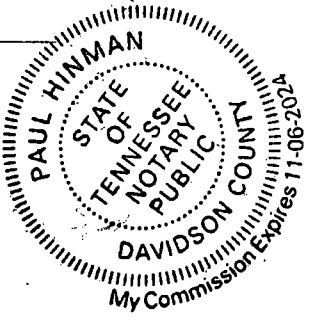
BY: _____
Paul Simiyu
Sole Member

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 10 of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



PH