Karen Johnson
Batch # 1204092
11/13/2024 11:13:46 AM
Fees: $13.00 Taxes: $9,065.00

Davidson County
DEEDWARR
2 pgs

20241113-0088290

Prepared by:
Record and Return To.
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DM-CRE-24-6428

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)
David A. Williams and Molly Williams		
(NAME)	(NAME) NEW OWNER	171-07-0-065.00
6428 Cloverbrook Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. WILLIAMS AND MOLLY WILLIAMS, HUSBAND AND WIFE,** 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 No. 50 on the Plan of Section 3, Cloverland Acres, of record in Plat Book 4660, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 145.00 feet on the Easterly margin of Cloverbrook Drive and extends back 351.17 feet on the Northerly line and 348.75 feet on the Southerly line to a dead line in the rear, measuring 111.66 feet thereon.

Being the same property conveyed to Jack L. Williams and wife, Joy H. Williams by Warranty Deed from Pierre A. Lewis and wife, Wanda M. Lewis of record in Book 7496 Page 670, Register's Office for Davidson County, Tennessee, dated March 17, 1988 and recorded on March 22, 1988.

The said Jack L. Williams having died on or about July 26, 2019, vesting Joy H. Williams as surviving tenant.

Being the same property conveyed to Stonegate Acquisitions, LLC by Warranty Deed from Joy H. Williams, a widow of record in Instrument No. 20230504-0033140 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 4, 2023.

Being a portion of the same property conveyed to James Fineman by Quitclaim Deed from Stonegate Acquisitions LLC of record in Instrument No. 20230531-0040844 Register's Office for Davidson County, Tennessee, dated May 25, 2023 and recorded on May 31, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4698, Page 963, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7825, Page 94, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230531-0040840, being Terminated in Instrument No. 20231026-0083745, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20230710-0052662, 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: 6428 Cloverbrook Drive, Brentwood, Tennessee 37027.

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 4 DAY OF NOVEMBER, 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 4th of November, 2024.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)



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