Karen Johnson Davidson County
Batch# 1207493 DEEDWARR
11/21/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20241121-0090913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

T-C-24-203

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)
Jon Paul	**New Owner**	
(NAME)	(NAME)	**060-12-0-092.00**
203 Capitol View Ave.		
(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, **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 **JON PAUL, A MARRIED MAN,** 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:

The following described real estate, situated and being Davidson, State of Tennessee:

Being Lot No. 100 in Capitol View Subdivision, of record in Book 974, Page 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 75 feet on the North side of Capitol View Avenue, and extends back Northerly between lines, 272 feet on its Easterly margin and 283.6 feet on its Westerly margin, to a dead line, on which it measures 70 feet.

Being the same property conveyed to Imelda D. Allen Wright and Tony B. Wright, wife and husband by Warranty Deed from W.D. Brown, Jr., a married man. joined by his wife, Patricia Ann Brown of record in Book 9601, page 881, Register's Office for Davidson County, Tennessee, dated February 21, 1995 and recorded on February 23, 1995.

Being the same property conveyed to Imelda Allen-Wright by Quitclaim Deed from Tony B. Wright of record in Instrument No. 20020515-0059721 Register's Office for Davidson County, Tennessee, dated May 06, 2002 and recorded on May 15, 2002.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Imelda Allen-Wright, unmarried of record in Instrument No. 20240801-0058471 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 1, 2024.

This conveyance is subject to:
- Taxes for the year 2025, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 52 and 53, Register's Office for Davidson County, Tennessee.
- Easement in favor of Imelda D. Allen Wright and Tony B. Wright of record in Book 9640, Page 680, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, Page 91, 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: **203 Capitol View Ave., Nashville, Tennessee 37207**.

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 19 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 19th of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Allisyn G. Pinkston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 19, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

11/20/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025