Karen Johnson Davidson County
Batch # 1220010 DEEDWARR
12/26/2024 12 46 55 PM 2 pgs
Fees $13 00 Taxes $647 50
20241226-0099828

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024.

Notary Public
MY COMMISSION EXPIRES:
File No. G24-22434

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stonegate Acquisitions LLC (NAME)	Same as NEW OWNER (NAME)	071-02-0-131.00
146 Southridge Drive (STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charlene Blackman, an unmarried woman, Andrea Staten, an unmarried woman, John W. Gray, an unmarried man, Edward Staten, and Marvin Staten**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonegate Acquisitions LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the 2nd Plan of Brooklyn, as shown on plat of record in Plat Book 332, Page 157, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Charles E. Staten and wife, Isabell Staten, by Installment Deed from M.H. Webb and wife, Ida Nell Webb, dated 10/14/1972 and recorded 10/24/1972 in Book 4649, Page 152, in the Register's Office of Davidson County, Tennessee. The said Charles E. Staten having since died November 27, 2005. The said Isabell Staten died intestate on December 8, 2016, thereby vesting subject property in her heirs at law, Marvin Staten, John W. Gray, Edward Staten, Andrea Staten and Charlene Blackman. See Affidavits of Heirship recorded in Instrument No. 20171208-0125438, Instrument No. 20171208-0125439, Instrument No. 20171208-0125440, Instrument No. 20171208-0125441 and Instrument No. 20171208-0125442, in the Register's Office of Davidson

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 449 Dennis Dr, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of December, 2024.

Charlene Blackman

Charlene Blackman

Andrea Staten

Andrea Staten

John Wayne Gray

John W. Gray

Edward Staten

Edward Staten

Marvin Staten

Marvin Staten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared Charlene Blackman, Andrea Staten, John W. Gray, Edward Staten and Marvin Staten, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2024.

Notary Signature
My commission expires: 1/22/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-RW-24-449