WARRANTY DEED

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

J-BR-24-1532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(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)
Local Fox, LLC **Stonegate Acquisitions, LLC**	**NEW OWNER**	
(NAME) **1115 57th Ave N**	(NAME)	**063-00-0-006**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **LAURENT CHAMPONNOIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOCAL FOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 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, described according to survey made by Hal R Swan, Jr , May 25, 1957 as follows.

BEGINNING at an iron pin in the westerly margin of Neely's Bend Road, said iron pin being 248 feet, more or less, southerly from the northeast corner of the property conveyed to C.W Carroll by deed of record in Book 636, page 515, Register's Office for said County, and being the southeast corner of the property conveyed to J.M Beck and wife Mary G Beck by deed from C.W Carroll, a widower, of record in Book 1025, page 386, said Register's Office, thence with the margin of the same, South 19 degrees 30 minutes East 80 feet to a point, thence South 75 degrees 42 minutes West 280 feet, more or less, to a point, thence North 14 degrees 29 minutes West 80 feet to an iron pin, thence North 75 degrees 42 minutes East 279 8 feet, more or less, to the beginning

Being the same property conveyed to Laurent Champonnois, an unmarried man by Warranty Deed from Kleancorp, a limited partnership, dated December 22, 2022 and recorded December 29, 2022 in Instrument No. 20221229-0133505, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2024 and subsequent years
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **1532 Neelys Bend, Madison, Tennessee 37115**.

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

Karen Johnson
Batch # 1220028
12/26/2024 01 15 20 PM
Fees $13 00 Taxes $296 00

Davidson County
DEEDWARR
2 pgs

20241226-0099856

Witness my/our hand(s) this the 20th DAY OF DECEMBER, 2024

Laurent Champonnois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURENT CHAMPONNOIS, 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 20th of December, 2024

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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