QUITCLAIM DEED

Karen Johnson
Batch # 1221978
12/31/2024 11 50 15 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241231-0101511

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 30 DAY OF Dec, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

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

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 and Prime Halls Restoration LLC	**NEW OWNER**	
(NAME)	(NAME)	
146 Southridge Rd		**07102013100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 and Prime Halls Restoration LLC, ("Grantee") its 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 Lot No. 6 on the Plan of John J Rucker's Subdivision of Lot No 8 of record in Plat Book 332, Page 157, 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. 6 fronts 50 feet on the northerly side of Constance Avenue, and extends back between parallel lines 145 feet to a dead line.

BEING THE SAME Property conveyed to Stonegate Acquisitions LLC by Warranty Deed from Charlene Blackman, Andrea Staten, John W Gray, Edward State, and Marvin Staten of record at Instrument No 20241226-0099828, Register's Office Davidson County, Tennesseee.

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

This is improved property known as: 449 Dennis Drive, Nashville, TN 37207

PH

Witness my hand this the 20 day of DECEMBER, 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 20th of December, 2024.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



PH