WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236426 DEEDWARR
02/12/2025 08:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20250212-0010532

File No. LH-25-8639

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonegate Acquisitions LLC and Oswaldo Barajas	**Stonegate Acquisitions LLC**	
(NAME) 1230 1st Avenue South	(NAME) **3020 A Richmond Hill Dr.**	105-03-0-325.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Dorris Scruggs, Woodrow Campbell Jr., Woodrow W. Campbell III, Marquietta O. Coes, Christopher Howard, Zilphia Howard, Beresha Howard, Desmond Hay, and Rolanda Hay**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonegate Acquisitions LLC,** a Tennessee limited liability company, **and Oswaldo Barajas**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lots Nos. 15 and 16 in the John Trimble Homestead Plan of Lots, a plan of which is of record in Book 57, Page 53, Register's Office for said County.

Said part of Lot Nos. 15 and 16 begin at a point in the margin of 1st Avenue South, formerly Maple Street, 47 feet north of the intersection of 1st Avenue South, Formerly Maple Street and Shepard Street, formerly Tennessee Street; thence in an easterly direction 111 feet more or less to a point; thence in a northerly direction along the dividing line of Lots Nos. 16 and 17, 92 feet to the margin of a 12 foot alley, thence in a southwesterly direction 156 feet to an iron pin in the margin of 1st Avenue South, formerly Maple Street, thence along the margin of 1st Avenue South, formerly Maple Street 49 feet to the point of beginning.

Being the same property conveyed to James A. Hamlett, Charlie Frierson and Charlie Rutherford, Trustees of the Mt. Pisgah Baptist Church by Warranty Deed from Baxter McCall and John Calvin McCall of record in Book 4866, page 981, Register's Office for Davidson County, Tennessee, dated October 29, 1974 and recorded on November 08, 1974.

Being the same property first conveyed to David C. Rutherford, Trustee by Quitclaim Deed from James A. Hamlett, Charlie Frierson and Charlie Rutherford, Trustees of the Mt. Pisgah Baptist Church and then conveyed by the said David C. Rutherford, Trustee by the same Quitclaim Deed to Baxter McCall and John Calvin McCall of record in Book 4932, Page 727, Register's Office for Davidson County, Tennessee, dated July 02, 1975 and recorded on July 17, 1972.

As to the Baxter McCall 50% interest:

Baxter McCall died intestate on March 18, 1981, vesting title to his 50% interest into his heirs at law: Alberta McCall (wife), Dorris Scruggs (daughter), Patricia Campbell (daughter), Barbara Howard (daughter) and Sandra Hay (daughter). SEE ALSO: Affidavit of Heirship regarding Baxter McCall and Alberta McCall recorded at Instrument No. 20250207-0009505, R.O.D.C.. According to said Affidavit, Alberta McCall subsequently died intestate on June 19, 1992, thereby vesting her ownership into her children, per stirpes.

Barbara Howard subsequently died intestate on October 2, 1984, thereby vesting ownership into her interest into her heirs at law, her children: Christopher Howard, Zilphia Howard, and Beresha Howard. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009506, R.O.D.C..

Sandra Hay subsequently died intestate on September 9, 2018, thereby vesting ownership in her interest into her heirs at law: James Hay (husband), Desmond Hay (son) and Rolanda Hay (daughter). James Hay subsequently died on March 23, 2019, and his interest vested into his children: Desmond Hay (son) and Rolanda Hay (daughter). SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009507, R.O.D.C..

Patricia Campbell subsequently died intestate on January 14, 2022, thereby vesting ownership of her interest into her heirs at law: Woodrow Campbell, Jr. (husband), Woodrow W. Campbell, III (son) and Marquietta O. Coes (daughter). SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009508, R.O.D.C..

As to the John McCall 50% interest:

John McCall subsequently died on May 5, 1989, thereby vesting ownership into his heirs at law: Lillie McCall, John McCall, Jr., Selena McCall-Fisher, Dale Lanier, Arlene McCall, and Algenon McCall. SEE ALSO: Affidavit of Heirship for John McCall and Lillie McCall recorded at Instrument No. 20250207-0009649, said Register's office. According to said Affidavit, Lillie McCall also subsequently died intestate on July 7, 2007, thereby vesting her ownership interest into her children, per stirpes.

Lillie Lanier subsequently died intestate on January 30, 1996, thereby vesting ownership into her heir at law: Dale Lanier. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009650, said Register's Office.

Irene McCall subsequently died intestate on October 24, 1998, thereby vesting ownership into her heir at law: Algenon McCall. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009651, said Register's Office.

John McCall, Jr. subsequently died intestate on March 11, 2020, thereby vesting ownership into his heirs at law: Maurice McCall, Selena McCall-Fisher, Dale Lanier, Arlene McCall and Algenon McCall. SEE ALSO: Affidavit of Heirship of record at Instrument No. 20250207-0009652, said Register's Office.

Selena McCall-Fisher subsequently died intestate on July 20, 2020, thereby vesting ownership into her heirs at law: Donald Miller, Jabari Fisher and Jamaal Fisher. SEE ALSO: Affidavit of Heirship of record at Instrument No. 20250207-0009653, said Register's office.

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Arlene McCall subsequently died intestate on October 30, 2021, thereby vesting ownership into her heirs at law: Maurice McCall, Sr., Jabari Fisher, Jamaal Fisher, Dale Lanier, and Algenon McCall. SEE ALSO: Affidavit of Heirship of record at Instrument No. 20250207-0009654, said Register's office.

Being a portion of the same property conveyed to Dorris Scruggs, Woodrow Campbell, Jr., Woodrow W. Campbell, III, Marquietta O. Coes, Christopher Howard, Zilphia Howard, Beresha Howard, Desmond Hay and Rolanda Hay, by Quitclaim Deed from Maurice McCall, Sr., Jabari Fisher n/k/a Billy Joe Fisher, Jr., Jamaal Fisher, Dale Lanier, Donald Miller and Algenon McCall, dated October 17, 2024 and of record at Instrument No. 20250211-0010462, Register's Office for Davidson County, Tennessee.

This property has never been a marital residence of any Grantor herein.

This is property more commonly known as:
1230 1st Avenue South, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 effective as of the 10th day of February, 2025.

Dorris Scruggs

Woodrow Campbell, Jr.

Woodrow W. Campbell, III

Marquietta O. Coes

Christopher Howard

Zilphia Howard

Beresha Howard

Beresha Howard, by Dewanda Anderson, Conservator

Desmond Hay

Rolanda Hay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2025, before me personally appeared Dorris Scruggs, Woodrow Campbell, Jr., Woodrow W. Campbell, III, Marquietta O. Coes, Christopher Howard, Zilphia Howard, Beresha Howard, Desmond Hay and Rolanda Hay, 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 7th day of February, 2025.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewanda Anderson, Conservator for Beresha Howard, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who acknowledged that he/she, as Conservator for Beresha Howard, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 2025.

NOTARY PUBLIC

My commission expires:
10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 2/10/2025.

Date

Affiant Signature

2/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of February, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)