RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1244558 DEEDWARR
03/10/2025 10 31 36 AM 2 pgs
Fees $13 00 Taxes $2,960 00

20250310-0017741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

Affiant

JOSEPH WHITE NOTARY PUBLIC TENNESSEE MARCH 2025 My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Local Fox, LLC and Stonegate Acquisitions, LLC	Same	
(NAME) 3815 Rolland Road	(NAME)	103-16-0-107 00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **MICHAEL E. BLEVINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOCAL FOX, LLC AND STONEGATE ACQUISITIONS, LLC**, 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 the westerly 75 feet of Lot No. 2 on the Plan of Abraham's Subdivision of Lot No. 22 in Block "L" of the Whitland Realty Company's Subdivision, as of record in Book 547, Page 87, said Register's Office.

Said part of Lot No. 2 fronts 75 feet on the southerly side of Rolland Road and runs back 199 feet 4 inches on the west line and 200 feet 4 inches, more or less, on the east line, to a dead line, and measures 75 feet on said dead line.

Being the same property conveyed to Betty W. Wayman and husband, David N. Wayman by Warranty Deed from Larry H. Snedeker and wife, Candice Snedeker of record in Book 7158, page 383, Register's Office for Davidson County, Tennessee, dated March 04, 1987 and recorded on March 05, 1987.

Being the same property conveyed to Betty W. Wayman, also known as Betty Ann Wayman by Quitclaim Deed from David N. Wayman, also Known as David Nyle Wayman of record in Instrument No. 20001121-014996 Register's Office for Davidson County, Tennessee, dated November 18, 1999 and recorded on November 21, 2000.

The said Betty W. Wayman, also known as Betty Ann Wayman since deceased on or about January 27, 2025. Michael E. Blevins acquired the property by virtue of Muniment of Title of record in Instrument No. 20250228-0015129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _

This is improved x property, known as 3815 Rolland Road. Nashville, TN 37205

JW2025-201

(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

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 hand this 4th day of March, 2025

Michael E. Blevins

MICHAEL E BLEVINS

STATE OF Montana

COUNTY OF Gallatin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E Blevins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 4th day of March, 2025

Commission expires

Madalynne Spence

Notary Public

MADALYNNE SPENCE NOTARIAL SEAL STATE OF MONTANA

MADALYNNE SPENCE
Notary Public
for the State of Montana
Residing at.
Bozeman, Montana
My Commission Expires
December 18, 2027