Karen Johnson Davidson County
Batch# 1251993 DEEDWARR
03/25/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250325-0022320

WARRANTY DEED

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 3-18-2028 RUTHERFORD COUNTY

T-SA-25-2320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,999.00.

Cara Gruszecki
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MARCH, 2025.

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)
Cara Gruszecki	New Owner	
(NAME) **2320 Willesden Green Ct**	(NAME)	**086-08-0A-052.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(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, **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARA GRUSZECKI, UNMARRIED WOMAN,** 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, being Lot No. 451 on the Plan of Final P.U.D. Plan of Planned Unit Development of Phase III-A, Camden Woods of record in Plat Book 7900, Page 571, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Legacy Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20240103-0000543 Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on January 03, 2024.

Further being the same property conveyed to Legacy Holdings, LLC by Quitclaim Deed from Steven T. Delaney and wife, Sandi Delaney of record in Instrument No. 20160317-0025312 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 17, 2016.

Further being the same property conveyed to Steven T. Delaney and wife, Dandi Delaney by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20081216-0120426 Register's Office for Davidson County, Tennessee, dated December 15, 2008 and recorded on December 16, 2008.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7620, Page 561, as amended in Book 7657, Page 580, Book 7675, Page 926, as supplemented in Book 9036, Page 329, as further amended in Instrument No. 20080924-0096976, Instrument No. 20080924-0096977, Instrument No. 20080924-0096978 and Instrument No. 20140707-0059383, Register's Office for Davidson County, Tennessee.
- By-Laws of Camden Woods Homeowners Association, Inc. of record in Book 7620, Page 583 and amended in Instrument No. 20140707-0059384, in the Register's Office for Davidson County, Tennessee.
- Charter of Camden Woods Homeowners Association, Inc. of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2320 Willesden Green Ct, Hermitage, Tennessee 37076**.

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.

Witness my/our hand(s) this the 24th DAY OF MARCH, 2025.

Stonegate Acquisitions, LLC

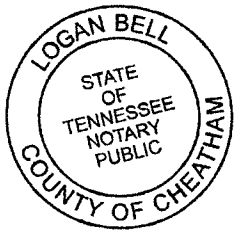
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2025.

Notary Public
My Commission Expires: 6-8-27
(SEAL)



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

Certificate of Authenticity

I, Aimee Cain, 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 March 24, 2025.

Date

Aimee Cain

Affiant Signature

March 25, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of March, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY