WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-29
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

T-SA-25-1905

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)
Vanguard Investments, LLC	**New Owner**	
(NAME) **1813 Lincoya Bay Drive**	(NAME)	**050020I00100CO** **050020I00200CO**
(ADDRESS) **Nashville, TN 37214**	(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 **VANGUARD INVESTMENTS, LLC,** 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 Unit Nos 1905 and 1907 on the Plan of Nineteen-Five Westchester Drive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20240730-0057755, 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 a portion of the same property conveyed to Twenty Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Wilson Bank & Trust, a Tennessee banking corporation of record in Instrument No 20110214-0012579 Register's Office for Davidson County, Tennessee, dated February 11, 2011 and recorded on February 14, 2011

Being the same property conveyed to Stonegate Acquisitions, LLC by Warranty Deed from Twenty Holdings, LLC, a Tennessee limited liability company of record in Instrument No 20240411-0025782 Register's Office for Davidson County, Tennessee, dated April 10, 2024 and recorded on April 11, 2024

This conveyance is subject to
- Taxes for the year 2025 and thereafter, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 631, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6620, Page 858, in the Register's Office for Davidson County, Tennessee
- Sanitary sewer easement of record in Book 5666, Page 649, in the Register's Office for Davidson County, Tennessee
- Gas line easement of record in Book 1939, Page 629, in the Register's Office for Davidson County, Tennessee
- Sanitary sewer and/or Storm Drainage of record in Book 4121, Page 606, in the Register's Office for Davidson County, Tennessee
- Stormwater Facilities and systems of record in Instrument Number 20221103-0118587, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **1905 Westchester Dr and 1907 Westchester Dr, Nashville, Tennessee 37207**

Karen Johnson
Batch # 1256070
04/03/2025 02 41 27 PM
Fees $13 00 Taxes $610 50

Davidson County
DEEDWARR
2 pgs

20250403-0025499

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 28th DAY OF MARCH, 2025

Stonegate Acquisitions, LLC

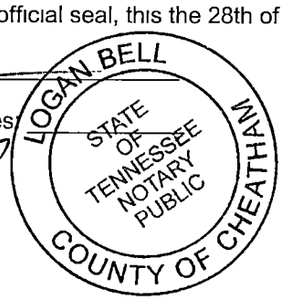
BY _____
Paul Simiyu
Sole Member

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 28th of March, 2025

_____
Notary Public
My Commission Expires: 6-5-27
(SEAL)



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