WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

DM-MSRE-25-568-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES 1-22-29

(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)
Stonegate Acquisitions, LLC	**New Owner**	
(NAME)	(NAME)	**033-00-0-110.00**
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **ANYTIME OFFER, 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 **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the westerly part of Lot No. 5 in the unrecorded Resubdivision of Samuel T. Johnson's Subdivision of Lot 6 of the Eppie Cunningham Lands and the 8 Acre tract marked Nancy A. Garret as of record in Book 58, page 56, of the Register's Office for said County and described as follows:

Beginning at a point in the center line of New Campbell Road, 150 feet south of the southerly margin of Dickerson Pike; thence along the center line of said New Campbell Road, South 3 degrees West 200 feet to the intersection of said Road and West Road; thence along the northerly margin of West Road, North 88 degrees 30 East 180 feet to the southwest corner of part of Lot No. 5 conveyed to R. C. Holt and wife, by deed of record in Bock 1340, Page 85, said Register's Office; thence North 3 degrees 30 East along Holt's westerly line200 feet to Holt's northwest corner, in the south line of Lot No. 6 of said Samuel T. Johnson land; thence with the line between Lots 5 and 6, South 88 degrees 30 West 181 feet to the beginning.

Being the same property conveyed to Sara Beth Holmes, unmarried by Warranty Deed from Gary W. Reinke And Wife, Belinda D. Reinke of record in Instrument No. 20150527-0048593 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 27, 2015.

Being the same property conveyed to Anytime Offer, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sara Beth Holmes, unmarried of record in Instrument No. 20250401-0024585 Register's Office for Davidson County, Tennessee dated 3/28/25 and recorded on 04/01/25.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Deed Book 58, Page 56, Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **568 W Campbell Road, Goodlettsville, Tennessee 37072**.

Karen Johnson
Batch # 1257370
04/08/2025 09.33 58 AM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250408-0026511

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 1st DAY OF APRIL, 2025

Anytime Offer, LLC

BY _____

William G Clark, III
Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM G CLARK, III, 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 MEMBER MANAGER of ANYTIME OFFER, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 1st of April, 2025

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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