WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Karen Johnson
Batch # 1260438
04/16/2025 09 34 04 AM
Fees $13 00 Taxes $318 20

20250416-0028958

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stonegate Acquisitions LLC Local Fox LLC	New Owner	073 06 0 041 00
(NAME) 146 Southridge Dr. Nashville, TN 37207	(NAME)	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JOSEPHINE LYNN COLLEY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LOCAL FOX LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs 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. 3 on the Plan of the RIVERWOOD TERRACE, SECOND ADDITION, RESUBDIVISION LOT NO. 5, of record in Plat Book 3842, Page 230, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to John G. Colley and wife, Mildred S. Colley, by Warranty Deed from Ruth George King, as the only heir-at-law of R. E George, deceased, and Lottie Mae George, Surviving widow of the said R E. George, deceased, of record in Book 2960, Page 93, in the Register's Office of Davidson County, Tennessee, dated June 30, 1959 and recorded on September 15, 1959. The said Mildred S Colley died on March 19, 1989.

Being part of the same property conveyed to Colley Family, L.P , from John G Colley, unmarried, by Quitclaim Deed dated December 20, 2005, recorded January 11, 2006, in Instrument No. 20060111-0004530, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to John G Colley, unmarried, from John G. Colley and Josephine Lynn Colley, both unmarried and being the general partners of the Colley Family, L.P., by Quitclaim Deed dated November 14, 2012, recorded November 14, 2012, in Instrument No. 20121114-0104799, in the Register's Office of Davidson County, Tennessee.

John G. Colley died on November 19, 2021, testate devising subject property to his Trust, pursuant to Last Will and Testament filed under Probate Case #22P1058 in the Seventh Circuit Court, Davidson County, Tennessee

Being part of the same property conveyed to Josephine Lynn Colley as Trustee of the John G Colley Living Trust U/A/D August 19, 2005, from Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley, by Special Warranty Deed dated July 29, 2022, recorded July 29, 2022, in Instrument No 20220729-0086657, in the Register's Office of Davidson County, Tennessee. John G Colley and John Geist Colley being one and the same

person

Being part of the same property conveyed to Josephine Lynn Colley from Josephine Lynn Colley, as Trustee of the John G. Colley Living Trust (u/a/d 08/19/2005), by Special Warranty Deed dated January 21, 2023, recorded January 27, 2023, in Instrument No 20230127-0006362, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record, 3) All easements of record; 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations

This is **unimproved** property, known as 0 Cooper Lane, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (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 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 10th day of April, 2025

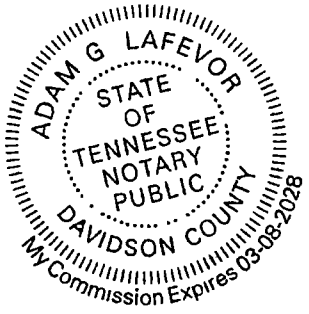
Josephine Lynn Colley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2025, before me personally appeared Josephine Lynn Colley, 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 10th day of April, 2025

Notary Signature
My commission expires: 3/4/28



RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 4-PM-24-O