BOX 10-A

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

WARRANTY DEED

Karen Johnson
Batch # 1271080
05/09/2025 10 08 57 AM
Fees $13 00 Taxes $2,294 00

Davidson County
DEEDWARR
2 pgs

20250509-0036486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2025 DEVLAN POTTER

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
Stonegate Acquisitions, LLC	Same as	
(NAME)	(NAME)	
146 Southridge Dr	New Owner	115-01-0-016 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 HULL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **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 Lot No. 31 on the plan of Brook Meade Addition, Section 2, of record in Book 2663, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Erik J. Powell by Warranty deed from Donna M. Dean and Deborah D. Dean, both unmarried of record in Instrument No. 20051115-0138044, Register's Office for Davidson County, Tennessee, dated November 07, 2005 and recorded on November 15, 2005.

Being the same property conveyed to Herwigs Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Erik J. Powell, married of record in Instrument No. 20230626-0048249 Register's Office for Davidson County, Tennessee, dated June 21, 2023 and recorded on June 26, 2023.

Being the same property conveyed to Michael Hull, married by Quitclaim Deed of record in Instrument No. 20250414-0028283, Register's Office for Davidson County, Tennessee. This was never the marital residence of the herein named Grantor.

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 1010 Rodney Drive, Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

JW2025-578

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 28 day of Apr.l, 2025

MICHAEL HULL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hull, 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 28th day of April, 2025.

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

JW2025-578