WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027

(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson
Batch # 1280030
05/30/2025 03 41 PM
Fees $13 00 Taxes $370 00

Davidson County
DEEDWARR
2 pgs

20250530-0042832

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)
Lakeshore Investment Group, LLC	**NEW OWNER**	
(NAME)	(NAME)	**043-04-0A-048.00-CO**
105 Avalon Bay Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 **LAKESHORE INVESTMENT GROUP, 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 Lot No 85 on the Plan of First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, as shown on plat of record in Instrument No 20060918-0115492, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Cory Sharp, a married person and Raquel Sharp of record in Instrument No 20240618-0045460 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 18, 2024

Further being a portion of the same property conveyed to Cory Sharp by Quitclaim Deed from Lois Abel of record in Instrument No 20170807-0080717 Register's Office for Davidson County, Tennessee, dated August 06, 2017 and recorded on August 07, 2017

Further being a portion of the same property conveyed to Lois Abel by Warranty Deed from Lakewood R3, LLC of record in Instrument No 20090427-0037393 Register's Office for Davidson County, Tennessee, dated April 20, 2009 and recorded on April 27, 2009

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 as Instrument Number 20060918-0115492, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20240730-0057752 and Termination of Horizontal Property Regime and Cancellation of Declaration of Covenants, Conditions and Restrictions in Instrument Number 2024219-0098871, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20240820-0063772, in the 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 Instrument No 20060502-0050264, amended in Instrument No 20060620-0073693, Instrument No 20060815-0100349 and Instrument No 20151202-0121305, Instrument No 20160927-0101746, Instrument No 20170413-0036210, Instrument No 20180817-0081820, Instrument No 20150520-0046604, Instrument No 20180416-0035510, Register's Office for Davidson County, Tennessee

- Sanitary Sewer and Drainage Easement of record in Book 8274, Pages 619 and 624, Book 9411, Pages 730, 739 and 743 and Book 9872, Page 651, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee
- Boundary line agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee
- Flowage easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20030710-0096041, in the Register's Office for Davidson County, Tennessee
- Abandonment of utility easement of record in Instrument Number 20060731-0092778, in the Register's Office for Davidson County, Tennessee
- HOA Charter of record in Instrument Number 20150611-0055225, in the Register's Office for Davidson County, Tennessee
- Notice of Hold on Building Permits Amendments of record in Instrument No. 20100426-0031351 and Instrument No 20120514-0041186, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20070608-0068882, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083768, 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 **unimproved** property known as. **809 Swinging Bridge Road, Old Hickory, Tennessee 37138**.

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 23rd DAY OF MAY, 2025

Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 23rd of May, 2025.

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

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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