Karen Johnson Davidson County
Batch# 1304063 DEEDQC
07/31/2025 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060560

THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS, ESQ. 100 BLUEGRASS COMMONS BLVD, SUITE 110 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-. Donna Fineman AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF JULY, 2025. NOTARY PUBLIC MY COMMISSION EXPIRES: 7-2-29 JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
James A. Fineman and Donna Fineman	James A. Fineman and Donna Fineman	129 08 0G 002.00
6400 Hwy. 100	6400 Hwy. 100	
Nashville, TN 37205	Nashville, TN 37205	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stonegate Acquisitions LLC, a Tennessee limited liability company, and James Fineman**, by these presents, do hereby quitclaim and convey unto **James A. Fineman and Donna Fineman, husband and wife**, all of their rights, title and interests in and to a certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 6400, as established in Declaration of Covenants, Conditions and Restrictions for SIX THOUSAND THREE HUNDRED NINETY-EIGHT & SIX THOUSAND FOUR HUNDRED HIGHWAY ONE HUNDRED COMMONS, a horizontal property regime with private elements, of record at Instrument No. 20240321-0019576, as amended in Instrument No. 20240503-0032737, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company and James Fineman by Quitclaim Deed from Stonegate Acquisitions, LLC, dated 04/29/2024, of record in Instrument No. 20240507-0033370, Register's Office for Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 6400 Highway 100, Nashville, Tennessee 37205.

WITNESS my hand this 25 day of July, 2025

Stonegate Acquisitions, LLC,
a Tennessee limited liability company

By: _____
Paul Simiyu, Sole Member

_____
James Fineman

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Paul Simiyu, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member of Stonegate Acquisitions, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by Paul Simiyu as such Sole Member.

Witness my hand and official seal this 25 day of July, 2025.

_____
Notary Public

My Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, James Fineman, 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 25 day of July, 2025

_____
Notary Public

My Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Krasnow, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-25-25 (date of document).

Melissa Krasnow
Affiant Signature

7-31-25
Date

State of TENNESSEE
County of SUMNER

NAME: **Melissa Krasnow**
Sworn to and subscribed before me this 31 day of July, 2025

COLIN JAMES ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Colin James Rogers
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: **February 29, 2028**