Karen Johnson
Batch # 1305881
08/04/2025 02 32 22 PM
Fees $18 00 Taxes $1,424 50
Davidson County
DEEDWARR
3 pgs
20250804-0061663

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000 00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2025.

Notary Public

My commission expires

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # W-SA-25-2111

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers
Stonegate Acquisitions	New Owner(s)	092-07-0-137 00 & 092-07-0-138 00
146 Southridge Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **THEODORE H. LENOX, III, TRUSTEE OF THE THEODORE H. LENOX, III TRUST, DATED MAY 12, 2022, AND MICHELLE C. LENOX, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STONEGATE ACQUISITIONS, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(Map/Parcel: 092-07-0-137.00)

A parcel of Land in Davidson County, State of Tennessee, being Lot No's 77 & 78 on the plan of Dr. J.B. Davis Subdivision in the Thirteenth (13th) Civil District, of record in Book 161, Page 123, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being part of the same property conveyed to Theodore H. Lenox, III and Michelle C. Lenox by Deed from Theodore H. Lenox, III, Trustee of the Theodore H. Lenox, Jr. and/or Anne T. Lenox Revocable Living Trust of record in Instrument No. 20200130-0127331 Register's Office for Davidson County, Tennessee, dated October 7, 2020 and recorded on October 30, 2020

Being the same property conveyed to Theodore H. Lenox, III, trustee, and his succesors in trust of the Theodore H. Lenox, III Trust, dated May 12, 2022 by Quitclaim Deed from Theodore H. Lenox, III, an undivided fifty percent (50%) tenant in common interest of record in Instrument No. 20220519-0057853 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 19, 2022

(Map/Parcel. 092-07-0-138.00)·

A parcel of Land in Davidson County, State of Tennessee, being Lot No's 79, 80 & 81 on the plan of Dr. J.B Davis Subdivision, of record in Book 57, Page 96, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description

According to said plat, each lot fronting 25 feet on the South side of Herman Street, and running back 158 feet, more or less, to a 15 foot alley. Lot No. 79 is bounded on the West by Lot No. 78, and Lot No. 81, is bounded on the East by a 15 foot alley.

Being the same property conveyed to Theodore H Lenox, Jr and Anne T. Lenox by Warranty Deed from Lorelle Y. Steele of record in Book 6714, page 8, Register's Office for Davidson County, Tennessee, dated November 19, 1985 and recorded on November 21, 1985.

Being the same property conveyed to The Theodore H. Lenox, Jr and/or Anne T. Lenox Revocable Living Trust, through Thoedore H. Lenox, Jr. and Anne T. Lenox, Trustees, by Quitclaim Deed from Theodore H Lenox, Jr. and Anne T. Lenox of record in Instrument No 20040827-0103811 Register's Office for Davidson County, Tennessee, dated October 15, 2003 and recorded on August 27, 2004 Said Theodore H Lenox, Jr having deceased on or about February 18, 2009 Said Anne T. Lenox having deceased on or about June 27, 2016

Being the same property conveyed to Theodore H. Lenox, III and Michelle C. Lenox by Quitclaim Deed from Theodore H. Lenox, III, Trustee of the Theodore H. Lenox, Jr. and/or Anne T. Lenox Revocable Living Trust of record in Instrument No. 20200130-0127332 Register's Office for Davidson County, Tennessee, dated October 7, 2020 and recorded on October 30, 2020.

Being the same property conveyed to Theodore H. Lenox, III, trustee, and his succesors in trust of the Theodore H. Lenox, III Trust, dated May 12, 2022 by Quitclaim Deed from Theodore H. Lenox, III, an undivided fifty percent (50%) tenant in common interest of record in Instrument No 20220519-0057855 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 19, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2111 Herman Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2025.

The Theodore H. Lenox, III Trust dated May 12, 2022

By: _____
Theodore H. Lenox, III, Trustee

_____
Michelle C. Lenox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Theodore H Lenox III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Theodore H. Lenox, III Trust dated May 12, 2022, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1·22·29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle C. Lenox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 30th day of July, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires 1·22·29