QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

W-SA-25-211

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)
Marcelo Lemus	**NEW OWNER**	
(NAME)	(NAME)	**P/O 092-07-0-138 00**
5751 Cane Ridge Rd,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARCELO LEMUS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

A parcel of Land in Davidson County, State of Tennessee, being Lot No 79 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 part of the same property conveyed to Stonegate Acquisitions, a Tennessee limited liability company of record in Instrument No 20250804-0061663, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **unimproved** property known as **2111 Herman St, Nashville, Tennessee 37208**

Karen Johnson
Batch # 1305881
08/04/2025 02 32 22 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250804-0061667

Witness my/our hand(s) this the 31st of July, 2025

Stonegate Acquisitions

BY _____
Paul Simiyu
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, 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 SOLE MEMBER of STONEGATE ACQUISITIONS the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31st of July, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

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

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