Karen Johnson Davidson County
Batch# 1314868 DEEDWARR
08/26/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $5,411.25
20250826-0068304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,462,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

W-SA-25-819

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)
Sarah Snow **Ashleigh Rose Walker**	**NQM Funding, LLC**	
(NAME) **819 Davidson Dr**	(NAME) **4800 North Federal Highway Ste 200**	**115-07-0A-002.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Boca Raton, FL 33431**	
(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 AND OSWALDO BARAJAS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH SNOW, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 90% INTEREST AND ASHLEIGH ROSE WALKER, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 10% INTEREST, AS TENANTS IN COMMON,** 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 Units 819B of Eight Hundred Nineteen Davidson Drive, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Eight Hundred Nineteen Davidson Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240403-0023400, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Eight Hundred Nineteen Davidson Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240403-0023400, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company and Oswaldo Barajas by Warranty Deed from Karen Michele Anders, Trustee of Trust of Karen Anders, dated May 12, 2022 of record in Instrument No. 20240221-0011821 Register's Office for Davidson County, Tennessee, dated February 16, 2024 and recorded on February 21, 2024. The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 61, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for General Bates Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240403-0023400, Register's Office for Davidson County, Tennessee.
- Charter of the Eight Hundreds Nineteen Davidson Drive Homeowners' Association, Inc of record in Instrument Number 20240419-0028149, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4940, Page 869, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3399, Page 272, Book 3462, Page 281 and Book 4503, Page 111, in the Register's Office for Davidson County, Tennessee.

• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20250324-0021952, in the Register's Office for Davidson County, Tennessee.??

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 Davidson Dr, Nashville, Tennessee 37205**.

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 21st DAY OF AUGUST, 2025.

Stonegate Acquisitions LLC

BY:_____
Paul Simiyu
Sole Member

_____
Oswaldo Barajas

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 LLC 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 21st of August, 2025.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of August, 2025.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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

True Copy Certification

I, **Denise Woods,** 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 this the 21 day of August, 2025.

Denise Woods
Affiant Signature
Date 8-21-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of August, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028