Karen Johnson Davidson County
Batch# 1314922 DEEDWARR
08/26/2025 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250826-0068377

WARRANTY DEED

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

W-SA-25-2413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Edward J. Hole, III and Gretchen Petrie	**FirstBank and/or Secretary of Veterans Affairs**	
(NAME) **2413 Lazenby Drive**	(NAME) **722 Columbia Avenue**	**083-16-0I-002.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN 37064**	
(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 **EDWARD J. HOLE, III AND GRETCHEN PETRIE, HUSBAND AND WIFE,** 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 Unit No. B on the Plan of Twentysix-Forty Barclay Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241219-0098870, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold M. Johnson and wife, Sheila G. Johnson by Warranty Deed from Jeanette E. Nelson, married of record in Instrument No. 20001120-0114622 Register's Office for Davidson County, Tennessee, dated November 17, 2000 and recorded on November 20, 2000.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC. A Tennessee Limited Liability Company by Warranty Deed from Harold M. Johnson and Sheila G. Johnson of record in Instrument No. 20241209-0095556 Register's Office for Davidson County, Tennessee, dated December 5, 2024 and recorded on December 9, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3106, Page 88, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 445, Book 3345, Page 344 and re-recorded in Book 3372, Page 282, as amended in Book 3431, Page 103, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of TWENTYSIX-FORTY BARCLAY DRIVE of record in Instrument Number 20241219-0098870, Register's Office for Davidson County, Tennessee.
- Bylaws of the TwentySix-Forty Barclay Drive Homeowners Association Inc. of record in Instrument Number 20241219-0098870, in the Register's Office for Davidson County, Tennessee.
- Charter of the TwentySix-Forty Barclay Drive Homeowners Association Inc. of record in Instrument Number 20250121-0004410, 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: **2413 Lazenby Drive, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 22nd DAY OF AUGUST, 2025.

Stonegate Acquisitions, LLC

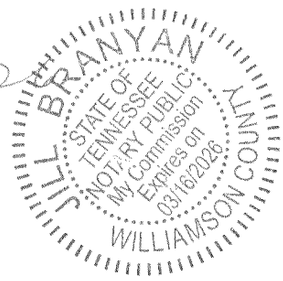
BY:_____
Paul Simiyu
Sole Member

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, 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 22nd of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, **Tonya Cherry,** 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 22 day of August, 2025.

Affiant Signature

Date 8/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

