WARRANTY DEED

Karen Johnson Davidson County
Batch # 1319969 DEEDWARR
09/08/2025 02:23:09 PM 2 pgs
Fees: $13.00 Taxes: $8,325.00

20250908-0071682

W-C-25-1709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ELIZABETH ANNE MANGUS MY COMMISSION EXPIRES SEPTEMBER 07, 2026

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)
TRUSTEES OF THE 15TH AVENUE SOUTH NASHVILLE JOINT REVOCABLE TRUST DATED AUGUST 29, 2025	**First Horizon**	
(NAME)	(NAME)	
1709 15th Ave S	**165 Madison Avenue**	**105-05-0-065.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Memphis, TN 38103**	
(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 JAMES FINEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRUSTEES OF THE 15TH AVENUE SOUTH NASHVILLE JOINT REVOCABLE TRUST, DATED AUGUST 29, 2025,** 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 Lot No. G on the Plan of Belcourt Terrace of record in Plat Book 2330, Page 107, 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 Micah Lacher, unmarried and David Dorris, married, as joint tenants in common by Warranty Deed from Julia H. Owens, an unmarried person of record in Instrument No. 20141110-0103502 Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 10, 2014.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from Micah Lacher, married, and David Dorris, married of record in Instrument No. 20240709-0051377 Register's Office for Davidson County, Tennessee, dated July 02, 2024 and recorded on July 09, 2024.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company and James Fineman by Quitclaim Deed from Stonegate Acquisitions, LLC, a Tennessee limited liability company of record in Instrument No. 20240709-0051380 Register's Office for Davidson County, Tennessee, dated July 02, 2024 and recorded on July 09, 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 2330, Page 107, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2498, Page 277, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 1512, Page 564, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20240918-0072489, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants of record in Instrument No. 20250324-0021922, 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: **1709 15th Ave S, Nashville, Tennessee 37212**.

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 4th DAY OF SEPTEMBER, 2025.

Stonegate Acquisitions LLC

BY: _____
Paul Simiyu
Sole Member

_____
James Fineman

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 4th of September, 2025.

_____
Notary Public
My Commission Expires: 7-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FINEMAN, 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 4th of September, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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