WARRANTY DEED

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

T-P-24-1912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-2026

(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)
Stonegate Acquisitions LLC	**NEW OWNER**	
(NAME)	(NAME)	**104-16-0-181 00**
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, 37207		
(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, **DANIEL H. USNER, JR. AND WIFE, RHONDA S. USNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being the Westerly part of Lot No 218 and the Easterly part of Lot No 219 on the Plan of Belmont Land Company's Subdivision called Belmont Heights of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee

Beginning on the northerly margin of Beechwood Avenue at a point 30 3 feet east of the southwest corner of said Lot No 218, thence northerly 183 0 feet, more or less, to the southerly margin of an alley being 26 0 feet east of the northwest corner of said Lot No 218, thence with the southerly margin of said alley westwardly 56 7 feet, thence southwardly 182 0 feet, more or less, to the northerly margin of said Beechwood Avenue, thence with the northerly margin of said Avenue eastwardly 54 7 feet to the beginning

Being the same property conveyed to Daniel H Usner, Jr and wife, Rhonda S Usner by Warranty Deed from Casey A Crowthers and Vicki J Crowthers, Both unmarried of record in Instrument No 20020625-0076033 Register's Office for Davidson County, Tennessee, dated June 24, 2002 and recorded on June 25, 2002

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 421, Page 34, 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 **1912 Beechwood Ave., 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

Karen Johnson Davidson County
Batch # 1320592 DEEDWARR
09/09/2025 02 37 49 PM 2 pgs
Fees $13 00 Taxes $3,330 00

20250909-0072137

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2025

Daniel H Usner, Jr

Rhonda S Usner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL H USNER, JR , 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 8th of September, 2025

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA S USNER, 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 8th of September, 2025

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



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