WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321021 DEEDWARR
09/11/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250911-0072682

W-SA-25-449

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10th~~ 11th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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)
Wilson Brannock	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	
449 Dennis Dr	**1050 Woodward Ave**	**071-02-0-131.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Detroit, MI 48226**	
(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, **PRIME HALLS RESTORATION LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 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 **WILSON BRANNOCK, A SINGLE PERSON,** 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. 6 on the Plan of John J. Rucker's Subdivision of Lot No. 8 of record in Plat Book 332, Page 157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 50 feet on the Northerly side of Constance Avenue, and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Stonegate Acquisitions LLC and Prime Halls Restoration LLC by Quitclaim Deed from Stonegate Acquisitions LLC of record in Instrument No. 20241231-0101511 Register's Office for Davidson County, Tennessee, dated December 20, 2024 and recorded on December 31, 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 332, Page 157, Register's Office for Davidson County, Tennessee.
- Charter of Stonegate Acquisition, LLC of record at Instrument No. 20140409-0029585, in the aforesaid Register's Office.
- Subject to graveyard of about one-half an acre known as the Bell graveyard, reserved in deed of record in Book 612, Page 382, 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: **449 Dennis Dr, Nashville, Tennessee 37207**.

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 10th DAY OF SEPTEMBER, 2025.

Prime Halls Restoration LLC

BY: _____
Ricardo Hall
Sole Member

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, RICARDO HALL, 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 PRIME HALLS RESTORATION 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 10th of September, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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 10th of September, 2025.

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

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

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

Tennessee Certification of Electronic Document

Jennifer Russell

I, ~~Kristen Traini,~~ 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 9/10/25 (date of document).

Jennifer Russell
Affiant Signature

9/11/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.