Karen Johnson Davidson County
Batch # 1336424 DEEDWARR
10/21/2025 02 46 35 PM 2 pgs
Fees $13 00 Taxes $2,923 00
20251021-0083896

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number 6-7286-AP

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. M-SA-25-708

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $790,000 00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Subscribed and sworn to before me, this the 17th day of October, 2025

Notary Public
My Commission Expires 5/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stonegate Acquisitions LLC 146 Southridge Dr Nashville,TN 37207	New Owner	115-02-0-110

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ruth Wehby and Kevin Wehby, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Stonegate Acquisitions LLC, a Tennessee Limited Liability Company** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No 142, Section III, Plan of Crest Meade, according survey and plat of same appearing of record in Book 2331, page 150, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Ruth Wehby and Kevin Wehby, wife and husband by Warranty Deed from Theresa S Sullivan, unmarried, dated June 4, 2018, recorded June 5, 2018, of record in Instrument No 20180605-0053779, Register's Office for Davidson County, Tennessee

This is improved property located at **708 Clematis Drive, Nashville, TN 37205.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable, the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record

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, their heirs and assigns forever, and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out, and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2025

GRANTOR

Ruth Wehby

Kevin Wehby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ruth Wehby and Kevin Wehby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of October, 2025

Notary Public
My Commission expires. 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY