Karen Johnson Davidson County
Batch# 1337052 DEEDWARR
10/22/2025 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,839.75
20251022-0083963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $767,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

W-BM-25-1532

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)
Glen Fernandez and Jayson Crane	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **1532 Neelys Bend Road**	(NAME) **408 Highway 76**	**063-00-0-006.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **White House, TN 37188**	
(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, **LOCAL FOX, 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 **GLEN FERNANDEZ AND JAYSON CRANE, A MARRIED COUPLE,** 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, described according to survey made by Hal R. Swan, Jr., May 25, 1957 as follows:

BEGINNING at an iron pin in the westerly margin of Neely's Bend Road, said iron pin being 248 feet, more or less, southerly from the northeast corner of the property conveyed to C.W. Carroll by deed of record in Book 636, page 515, Register's Office for said County, and being the southeast corner of the property conveyed to J.M. Beck and wife Mary G. Beck by deed from C.W. Carroll, a widower, of record in Book 1025, page 386, said Register's Office; thence with the margin of the same, South 19 degrees 30 minutes East 80 feet to a point; thence South 75 degrees 42 minutes West 280 feet, more or less, to a point; thence North 14 degrees 29 minutes West 80 feet to an iron pin; thence North 75 degrees 42 minutes East 279.8 feet, more or less, to the beginning.

Being the same property conveyed to Local Fox, a Tennessee Limited Liability Company and Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Laurent Champonnois, unmarried of record in Instrument No. 20241226-0099856 Register's Office for Davidson County, Tennessee, dated December 20, 2024 and recorded on December 26, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1532 Neelys Bend Road, Madison, Tennessee 37115**.

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 21st DAY OF OCTOBER, 2025.

Local Fox, LLC

BY:_____
John Gleaves
Authorized Agent

Stonegate Acquisitions, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of LOCAL FOX, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of October, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of October, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

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 21 day of October, 2025.

Affiant Signature
Date 10/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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