Karen Johnson Davidson County
Batch# 1350904 DEEDWARR
11/26/2025 07:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251126-0094304

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 25 day of November 2025.

Notary Public
My commission expires: 4.1926

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Stonegate Acquisitions, LLC		**08316005300**
146 SOUTHRIDGE DR	New Owner	
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jerry W Franklin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stonegate Acquisitions, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 233, on the Plan of Portland Park, Section 2, Addition 1, as of record in Book 2854, Page 85, Register's Office for said County, described as follows: Beginning at a point in the southeasterly side of Barclay Drive, the common corner of Lot Nos. 232 and 233; thence northeasterly along said margin of said Drive, 100.51 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a redius of 25 feet; 38.72 feet to a point in the southwesterly margin of Fortland Drive; thence along said margin of said Drive, southeasterly 92.23 feet to a point, the common corner of Lots 232 and 234; thence southwesterly along the line between Lot Nos. 233, and 234, 133.3 feet to a point; the common corner of Lot Nos 232, 233, and 234; thence northwesterly along the line between Lot Nos 232 and 233, 122.1 feet to the beginning. Being the same property conveyed to Jerry W Franklin and wife, Carolyn P Franklin, by Warranty Deed from Alvin Dean Clemons and wife, Gloria Jean Clemons, dated November 29, 1973, of record in Book4768, Page 653, Register's Office for Davidson County, Tennessee. Carolyn P Franklin died on 10/20/19, leaving Jerry W Franklin as the surviving tenant. Oath is made that Jerry W Franklin and Carolyn P Franklin were continuously married through the date of said Carolyn P Franklin's death.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2697 Barclay Dr, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Jerry W Franklin Date: 11-25-2025
Jerry W Franklin

_____ Date: _____

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Jerry W Franklin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2025.

LA TESHA S. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

LaTesha S. Walker
NOTARY PUBLIC
LaTesha S. Walker
My Commission Expires: 10-21-2028

For: Warranty Deed

Certificate of Authenticity

I, Grace Vano, 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 11/25/25.
Date

Affiant Signature

11/25/25
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 25 day of November, 20 25.

Notary's Signature

My Commission Expires: 4.1926

Notary's Seal (if on paper)

