QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1353853 DEEDQC
12/04/2025 12 12 34 PM 2 pgs
Fees $12 00 Taxes $0 00

20251204-0096504

W-BR-25-942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 3/8/28

(AFFIX SEAL)

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-08-2028

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	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**105-13-0-264 00**
146 Southridge Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, **JAMES FINEMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STONEGATE ACQUISITIONS, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 part of Lot No 82 on the Map of Waverly Place, of record in Book 57, Pages 94 and 95, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by John Kohl and Company, P C , 400 7th Ave. S , Nashville, TN 37203, Licence No 1659, dated November 11, 1997, as follows

Beginning at an iron pin in the Northerly margin of South Douglas Avenue, said point being 148 feet East of the Easterly margin of 10th Avenue South, thence leaving said Avenue, North 3 degrees 52 minutes East, 266 4 feet to an iron pin in the Southerly margin of an alley, thence with the same, South 84 degrees 40 minutes East, 50 feet to an iron pin; thence leaving said alley, South 3 degrees 52 minutes West, 265 feet to an iron pin in the Northerly margin of South Douglas Avenue, thence with the same, North 86 degrees 17 minutes West, 50 feet to the point of beginning

Being the same property conveyed to Stonegate Acquisitions LLC, a Tennessee Limited Liability Company by Warranty Deed from 942 South Douglas LLC, a Tennessee Limited Liability Company of record in Instrument No 20240708-0050969 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 08, 2024

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company and James Fineman by Quitclaim Deed from Stonegate Acquisitions LLC, a Tennessee Limited Liability Company of record in Instrument No 20240731-0058095 Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on July 31, 2024 The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **unimproved** property known as **942 S Douglas Ave, Nashville, Tennessee 37204**

Witness my/our hand(s) this the 25 day of NOVEMBER 20 25

James Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FINEMAN, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25 of November, 2025

Notary Public
My Commission Expires
(SEAL)

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

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