Karen Johnson Davidson County
Batch# 1356755 DEEDWARR
12/11/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251211-0098637

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 9th day of December, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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:
Blu Nights LLC	**D2 Residential Capital Partner**	**PORTION OF 08316005300**
1213 Pommel Ct.	**3838 Oak Lawn Avenue, Suite 1200**	
Springfield, TN 37172	**Dallas, TX 75219**	

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,

Stonegate Acqusitions, LLC

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

Blu Nights 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:

A certain townhome unit located in Davidson, County, Tennessee, being Unit A of Homes at 2697 Barclay Drive, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-103, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions and Restrictions for Homes at 2697 Barclay Drive of record in Instrument No. 20251126-0094305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions .

Being A PORTION OF THE PROPERTY CONVEYED to Stonegate Acquisitions, LLC, by Warranty Deed from Jerry W Franklin, unmarried, dated November 25, 2025, of record in Instrument No. 20251126-0094304, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jerry W Franklinand wife, Carolyn P Franklin, by Warranty Deed from AlvinDean Clemons and wife, Gloria Jean Clemons, dated November 29, 1973, of record in Book4768, Page 653, Register's Officefor Davidson County, Tennessee. Carolyn P Franklindied 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 A, 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.

_____ Date: 12/3/25

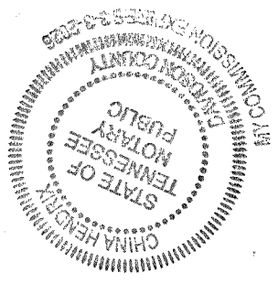
Stonegate Acqusitions, LLC
By Paul Simiyu, Sole and Managing Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **PAUL SIMIYU** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are SOLE AND MANAGING MEMBER of STONEGATE ACQUISITIONS and that they are authorized by STONEGATE ACQUISITIONS Corp to execute this instrument on its behalf.

Witness my hand this 3 day of **December, 2025.**

_____
Notary Public
My commission expires: 3/3/26



Certificate of Authenticity

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 12/3/2025.

Date

Affiant Signature

12/3/2025

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3 day of December 20 25

Notary's Signature

My Commission Expires: 8/3/28

Notary's Seal (if on paper)

