Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-SA-25-516

Karen Johnson Davidson County
Batch # 1358161 DEEDWARR
12/15/2025 02:36:00 PM 2 pgs
Fees: $13.00 Taxes: $1,988.75
20251215-0099592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stonegate Acquisitions, LLC	New Owner	Map: 104-10-0-170.00
(NAME) 146 Southridge Dr.	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADVISORY BOARD, MIDSOUTH DISTRICT CHURCH OF THE NAZARENE, INC.,

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

STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

Land in Davidson County, Tennessee, being the southeasterly 45 feet front and 28.1 feet rear of Lot No. 136, all of Lot No. 137 and the westerly part of Lot No. 138 on the Map of R.W. Grizzard's Subdivision of the Bosley Tract, not of record, described partly according to a survey made by Erle Drake, County Surveyor, October 10, 1930 and partly by Norris H. Hickerson, Engineer, October 7, 1954, as follows:

BEGINNING on the northeasterly margin of Chesterfield Avenue at a point 310 feet southeast of the southeasterly margin of Overlook, formerly Hillside Drive, said point being 5 feet northwest of the most southerly corner of the property conveyed to L.J. Willis and wife, by deed from R.W. Grizzard and wife, of

record in Book 1642, Page 495, said Register's Office; thence North 53 degrees 45 minutes East 181 feet, more or less, to the dividing line between Lots Nos. 136 and 202, at a point 3.1 feet northwest of the most easterly corner of the property conveyed to L.J. Willis and wife, as above referred to; thence with the line between said two lots, South 33 degrees 30 minutes East 28.1 feet to an iron pin at the corner of Lots Nos. 136 and 137; thence South 85 degrees East 25.5 feet to an iron pin at the corner of Lots Nos. 137, 138 and 160; thence South 35 degrees West; crossing through Lot No. 138, 200 feet, more or less, to an iron pin on the northeasterly margin of Chesterfield Avenue; thence with said Avenue, northwestwardly, along a slight curve, 110 feet to the beginning.

Being part of the same property conveyed to Advisory Board, MidSouth District Church of the Nazarene, Inc., by deed from Advisory Board, Midsouth District Church of The Nazarene, Inc., Successor to Blakemore Church of the Nazarene, which is now dissolved, of record in Instrument No. 20250108-0001696, dated January 8, 2025, Register's Office for said County.

Articles of Amendment to the Charter for Mid-South District Church of Nazarene of record in Instrument No. 20141017-0095844, in the Register's Office for Davidson County, Tennessee; (1) Restrictions contained in deeds of record in Book 1642, Page 495 and Book 1914, Page 528, in the Register's Office for Davidson County, Tennessee. (2)

unimproved ☐
This is improved ☒ property, known as 506 Chesterfield Ave., Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 10th day of December, 2025.

Advisory Board, MidSouth District Church of the Nazarene, Inc.

BY: _____
Derek C. Mitchell
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Derek C. Mitchell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice President respectively of Advisory Board, MidSouth District Church of the Nazarene, Inc. the within named bargainer, and corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of December, 2025.

My Commission Expires: 3.3.26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON