Karen Johnson Davidson County
Batch# 1370787 DEEDWARR
01/16/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260116-0003966

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **BGC Properties LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stonegate Acquisitions LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot 2, Final Plat, Resubdivision of Lots 6 and 7, Block "P", Tyne Meade, Section 4 of record in Plat Book 20250911-0072752, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to BGC Properites, LLC, a Tennessee Limited Liability Company by Warranty Deed from James C. Prophet and wife, Emily Hagan Prophet of record in Instrument No. 20210610-0078431, Register's Office for Davidson County, Tennessee, dated June 9, 2021 and recorded on June 10, 2021. BGC Properties, LLC and BGC Properites, LLC are one in the same.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4518 Beacon Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Stonegate Acquisitions LLC	Same as	**130-11-0-082.00**
1460 Southridge Dr	new owner	
Nashville TN 37207		

WITNESS THE EXECUTION HEREOF this 14th day of January, 2026.

BGC Properties, LLC, a Tennessee limited liability company

By: Lewis Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 14th day of January, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Lewis Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, BGC Properties, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of BGC Properties, LLC, as Sole Member.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,150,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of January, 2026.

Notary Public

My Commission Expires: _____

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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 1/14/26.

Date

Affiant Signature

1/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of January, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

