WARRANTY DEED

Karen Johnson Davidson County
Batch # 1370971 DEEDWARR
01/16/2026 03:33:03 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20260116-0004194

JM-MREI-25-1425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/08/2028

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)	**105-05-0-077.00**
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, 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, **HELEN LAWSON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 15 and 16 on the Map of O. B. Hayes' Subdivision of Lot No. 49 of Rokeby Plan of record in Book 421, Page 32, Register's Office of Davidson County, Tennessee. Said Lot Nos. 15 and 16 adjoin and front together 55 feet on the westerly side of 15th Avenue South and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Theodore J. Lawson and wife, Naomi S. Lawson by Deed from Charles Thorn and wife, Maude Thorn dated March 22, 1949 and recorded in Book 1711, Page 351, Register's Office of Davidson County, Tennessee. The said Naomi S. Lawson is one in the same as Naomi B. Lawson.

The said Naomi S. Lawson having since died on April 27, 1992. Her interest in the subject property vested at death to her husband Thomas J. Lawson as surviving tenant by the entirety.

The said Theodore J. Lawson having since died intestate June 13, 2007. His interest in the subject property vested at death in his her at law, Theodore J. Lawson, Jr. as eveidenced by Affidavit of Heirship in Instrument No. 20241017-0080784 and 20250818-0065700, said Davidson County Register's Office.

Being the same property conveyed to Theodore J. Lawson, Jr. and wife, Helen Lawson by Quitclaim Deed fromTheodore J. Lawson Jr. and wife, Helen Lawson through Sheryl Quinn Trustee, dated November 21, 2024 and recorded in Instrument No. 20250115-0003334, Register's Office of Davidson County, Tennessee; and Corrected by Scrivener's Affidavit of record in Instrument No. 20250310-0018026, said Register's Office.

The said Theodore J. Lawson, Jr. having since died on July 11, 2025. His interest in the subject property vested at death in Helen Lawson as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1425 15th Ave S, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF JANUARY, 2026.

Helen Lawson

Helen Lawson

STATE OF ~~TENNESSEE~~ Texas L.T.
COUNTY OF ~~DAVIDSON~~ Bexar L.T.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN LAWSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~15th~~ 13th L.T. of January, 2026.

Notary Public
My Commission Expires: 1/14/2026
(SEAL)

LUZ ADRIANA TORRES
Notary Public, State of Texas
Comm. Expires 01-14-2026
Notary ID 12814681-6

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