QUITCLAIM DEED

Karen Johnson
Batch # 1370974
01/16/2026 03:37:28 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260116-0004200

JM-MREI-25-1425

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 15 DAY OF Jan, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**105-05-0-077.00**
146 Southridge Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN A SEPARATE MAP & PARCEL NO. FOR EACH LOT.

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, **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

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 Stonegate Acquisitions LLC, a Tennessee limited liability company of record in Instrument No. 20260116-0004194, Register's Office for Davidson County, Tennessee.

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 **improved** property known as: **1425 A and 1425 B 15th Ave S, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 15 day of January, 2026.

Stonegate Acquisitions LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of STONEGATE ACQUISITIONS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of January, 2026.

_____
Notary Public
My Commission Expires: 6-5-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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