WARRANTY DEED

Karen Johnson Davidson County
Batch# 1375858 DEEDWARR
02/04/2026 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,476.00
20260204-0007971

W-SA-25-6308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

GRIFFIN S. DUNHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

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)
Phillip S. Georges and Rebecca Georges	Rocket Mortgage, LLC	
(NAME)	(NAME)	**129-08-0F-002.00-CO**
6308 Highway 100	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Detroit MI 48226	
(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, **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAMES A. FINEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP S. GEORGES AND REBECCA GEORGES, HUSBAND AND WIFE,** 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 situated in Davidson County, Tennessee, being Unit 6308, as established in Declaration of Covenants, Conditions and Restrictions for SIX THOUSAND THREE HUNDRED SIX & SIX THOUSAND THREE HUNDRED EIGHT HIGHWAY ONE HUNDRED COMMONS, a horizontal property regime with private elements, of record at Instrument No. 20240321-0019552 as amended in 20240507-0033365, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company and James Fineman by Quitclaim deed from Stonegate Acquisitions, LLC, a Tennessee limited liability company of record in Instrument No. 20240507-0033364 Register's Office for Davidson County, Tennessee, dated April 29, 2024 and recorded on May 7, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Book 843, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1360, Page 217, and Book 2196, Page 180, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5321, Page 382, in the Register's Office for Davidson County, Tennessee.
- Easement to US Sprint Communications Co. of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of SIX THOUSAND THREE HUNDRED SIX & SIX THOUSAND THREE HUNDRED EIGHT HIGHWAY ONE HUNDRED COMMONS of record in Instrument Number 20240321-0019552 as amended in 20240507-0033365, Register's Office for Davidson County, Tennessee.
- UTILITY EASEMENT AND MAINTENANCE AGREEMENT of record in Instrument Number 20240620-0046115, in the Register's Office for Davidson County, Tennessee.
- DECLARATION OF RESTRICTIONS AND COVENANTS for SCMS FOR REGULATED RESIDENTIAL INFILL of record in Instrument Number 20250324-0021937, in the 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: **6308 Highway 100, Nashville, Tennessee 37205**.

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 30th DAY OF JANUARY, 2026.

Stonegate Acquisitions LLC

BY:_____
John Gleaves
Authorized Agent

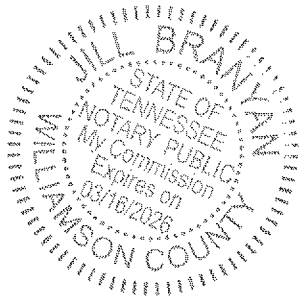
_____
James A. Fineman

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 30th of January, 2026.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

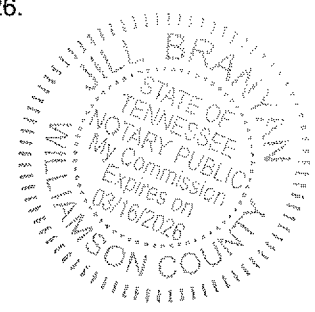


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. FINEMAN, 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 30th of January, 2026.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)



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

Tennessee Certification of Electronic Document

I, Emma Howard, 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 1/30/2026 (date of document).

Affiant Signature

1/30/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of January, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL