RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1383742
02/20/2026 11:30:19 AM
Fees: $13.00 Taxes: $4,218.00

Davidson County
DEEDWARR
2 pgs

20260220-0013626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonegate Acquisitions, LLC	Same as New Owner	
(NAME)	(NAME)	
817 Highland Park Ct.		129-08-0-012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES R. WYATT, III AND VINCENT P. WYATT, TRUSTEES OF THE J. RANDALL WYATT, JR. LIVING TRUST DATED JULY 23, 2023**, 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, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10, on the plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 10, fronts 266.0 feet on the Southeasterly margin of U.S. Highway 70 S., also known as Harding Road, and extends back between parallel lines 335.0 feet to a dead line in the rear, measuring 266.0 feet thereon.

Being the same property conveyed to J. Randall Wyatt, Jr. and wife, Karolyn E. Wyatt by Warranty Deed from Bailey H. Scott and wife, Angelena Scott of record in Book 4941, Page 552, Register's Office for Davidson County, Tennessee, dated August 11, 1975 and recorded on August 13, 1975. Said Karolyn E. Wyatt Died on February 23, 2022.

Being the same property conveyed to J. Randall Wyatt, Jr. and James R. Wyatt III, and Vincent P. Wyatt, Trustees of The J. Randall Wyatt, Jr. Living Trust, established by the Revocable Trust Agreement of J. Randall Wyatt, Jr. dated July 23, 2023 by Quitclaim Deed from J. Randall Wyatt, Jr. of record in Instrument No. 20230731-0058911 Register's Office for Davidson County, Tennessee, dated July 23, 2023 and recorded on July 31, 2023.

The said J. Randall Wyatt, Jr. having since died on August 11, 2025. Under the aforementioned trust agreement James R. Wyatt, III and Vincent P. Wyatt are authorized to sign as trustees of said trust.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6313 Harding Pike, Nashville, TN 37205
(House Number) (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 my hand this 19th day of February, 2026

J RANDALL WYATT, JR. LIVING TRUST DATED JULY 23, 2023

BY: _____
JAMES R. WYATT, III, TRUSTEE

_____
VINCENT P. WYATT, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, James R. Wyatt, III and Vincent P. Wyatt with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The J Randall Wyatt, Jr. Living Trust dated July 23, 2023, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said J Randall Wyatt, Jr. Living Trust dated July 23, 2023.

Witness my hand and official seal this 19th day of February, 2026.

Commission expires:

_____
Notary Public

