WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

W-SA-26-6306

Karen Johnson Davidson County
Batch # 1395391 DEEDWARR
03/20/2026 10:44:46 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00
20260320-0022319

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:	
Ritzon Fernandez and Maahin Qureshi	New owner	
(NAME)	(NAME)	**129-08-0F-001.00CO**
6306 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RITZON FERNANDEZ AND MAAHIN QURESHI, 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 6306, 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; assignment of Developers rights in Instrument No. 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 a portion of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company and James Fineman by Quitclaim Deed from Stonegate Acquisitions, LLC 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 Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20240321-0019552, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights Under Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20240507-0033365, Register's Office for Davidson County, Tennessee.
- Charter of the Six Thousand Three Hundred Six and Six Thousand Three Hundred Eight Highway One Hundred Commons Homeowners' Association, Inc. of record in Instrument Number 20240403-0023394, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2196, Page 180, and as contained in Deed of record in Book 1360, Page 217, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, Page 382 and Book 5321, Page 458, Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778, Register's Office for Davidson County, Tennessee; for further reference see Affidavit of record in Instrument Number 20140416-0031703, said Register's Office.
- Any and all right, title and/or interest of the State of Tennessee/County of Davidson to increase it's right of way of Highway 100.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20240617-0045051 and

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6306 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 17th DAY OF MARCH, 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 17th of March, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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 17th of March, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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