QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1396635 DEEDQC
03/24/2026 02:08:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260324-0023420

LB-QCD-26-2105

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 20th DAY OF March, 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 and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evergreen Ventures LLC	**Same as New Owner**	
(NAME)	(NAME)	**092-07-0-138.00**
500 Westover Dr #31073		
(ADDRESS)	(ADDRESS)	
Sanford, NC 27330		
(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,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **EVERGREEN VENTURES LLC, A KENTUCKY 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:

A parcel of Land in Davidson County, State of Tennessee, being Lot No 81 on the plan of Dr. J.B Davis Subdivision, of record in Book 57, Page 96, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

According to said plat, each lot fronting 25 feet on the South side of Herman Street, and running back 158 feet, more or less, to a 15 foot alley. Lot No. 79 is bounded on the West by Lot No. 78, and Lot No. 81, is bounded on the East by a 15 foot alley.

Being a portion of the same property conveyed to Stonegate Acquistions (LLC), a Tennessee limited liability company, by Warranty Deed from Theodore H. Lenox, III, trustee, and his succesors in trust of the Theodore H. Lenox, III Trust, dated May 12, 2022, and Michelle C. Lenox, a single woman, of record in Instrument No. 20250804-0061663, Register's Office for Davidson County, Tennessee, dated July 31st, 2025 and recorded on August 4th, 2025.

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: **2105 Herman St, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 23rd day of March, 2026.

Stonegate Acquisitions, LLC

BY:_____
John Gleaves
Authorized Signer

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 SIGNER of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of March, 2026.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212