WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402169 DEEDWARR
04/06/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260406-0027386

W-SG-26-2917A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-4-27 (AFFIX SEAL)

KATHRYN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Craig Beveridge Reynolds	**GuardHill Financial, LLC**	
(NAME)	(NAME)	
2917 A Morningside Ave	**140 East 45th Street, 31st Floor**	**060-12-0-253.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**New York, NY 10017**	
(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), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG BEVERIDGE REYNOLDS, AN UNMARRIED MAN,** 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 in Davidson County, Tennessee, being Lot No. 52, Block "C" on the Plan of Highland Park, of record in Plat Book 974, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company, from Lester Michael Dehner, unmarried, by Warranty Deed dated October 10, 2024, recorded October 17, 2024, in Instrument No. 20241017-0080761, in the Register's Office of Davidson County, Tennessee.

Further being a part of the same property conveyed to Stonegate Acquisitions LLC, from Stonegate Acquisitions LLC, by Quitclaim Deed dated October 10, 2024, recorded October 17, 2024, in Instrument No. 20241017-0080763, in the Register's Office of Davidson County, Tennessee, for the purpose of separating map and parcel numbers and re-establishing underlying lot lines.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Book 974, Page 33, 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: **2917 A Morningside Ave, Nashville, Tennessee 37207**.

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 2nd DAY OF APRIL, 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 2nd of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Natalie A. McKee, 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 April 2, 2026.

Affiant Signature

4/2/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2 day of April, 2026.

Notary's Signature

My Commission Expires: 1-4-27

Notary's Seal

KATHRYN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-2917A