RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-38579-26B

Karen Johnson Davidson County
Batch# 1405130 DEEDWARR
04/14/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260414-0030331

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2026

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonegate Acquisitions, LLC 146 Southridge Drive Nashville, TN 37207	Same address as new owner	129-15-0-016

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($425,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 126 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Music City Financial, LLC, by deed from Nathan Everett Collins, dated April 9, 2026, and of record in Instrument No. 20260413-0029951, said Register's office.

Being the same property conveyed to Nathan Everett Collins from Natasha Anne Collins by Quitclaim Deed dated July 27, 2012 and recorded July 31, 2012 in Instrument #20120731-0067555, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 54 Vaughns Gap Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of APRIL, 2026

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 9TH day of APRIL, 2026.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

Jameson B Baldwin
Printed Notary Name

My commission expires: 9/19/28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apri 9, 26 (date of document).

Jennifer Pennell

April 13, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 13, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON