BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1407675
04/17/2026 11:14:35 AM
Fees: $13.00 Taxes: $10,545.00
Davidson County
DEEDWARR
2 pgs
20260417-0031651

File No. AR-26-1492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grumble Grumble Revocable Living Trust U/A/D March 5, 2026	Same As New Owner	
(NAME)	(NAME)	
942 South Douglas Avenue		105-13-0-264.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I/we, **Stonegate Acquisitions, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grumble Grumble Revocable Living Trust U/A/D March 5, 2026,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being part of Lot No. 82 on the Map of Waverly Place, of record in Book 57, Pages 94 and 95, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by John Kohl and Company, P.C., 400 7th Ave. S., Nashville, TN 37203, Licence No. 1659, dated November 11, 1997, as follows:

Beginning at an iron pin in the Northerly margin of South Douglas Avenue; said point being 148 feet East of the Easterly margin of 10th Avenue South; thence leaving said Avenue, North 3 degrees 52 minutes East, 266.4 feet to an iron pin in the Southerly margin of an alley; thence with the same, South 84 degrees 40 minutes East, 50 feet to an iron pin; thence leaving said alley, South 3 degrees 52 minutes West, 265 feet to an iron pin in the Northerly margin of South Douglas Avenue; thence with the same, North 86 degrees 17 minutes West, 50 feet to the point of beginning.

Being the same property conveyed to Joann Taylor by Warranty deed from Jerael C Nellis and wife, Valeri Otey Nellis of record in Book 10703, page 253, Register's Office for Davidson County, Tennessee, dated November 26, 1997 and recorded on December 02, 1997.

Being the same property conveyed to 942 South Douglas LLC, a Tennessee Limited Liability Company by Warranty Deed from Joann Taylor, an unmarried woman of record in Instrument No. 20240708-0050568 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 08, 2024.

Being the same property conveyed to Stonegate Acquisitions LLC, a Tennessee Limited Liability Company by Warranty Deed from 942 South Douglas LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240708-0050969 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 08, 2024.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company and James Fineman by Quit Claim Deed from Stonegate Acquisitions LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240731-0058095 Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on July 31, 2024.

Being the same property conveyed to Stonegate Acquisitions, LLC by Quitclaim Deed from James Fineman of record in Instrument No. 20251204-0096504 Register's Office for Davidson County, Tennessee, dated November 25, 2025 and recorded on December 04, 2025.

This is property more commonly known as 942 South Douglas Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of April, 2026.

Stonegate Acquisitions, LLC, a Tennessee
Limited Liability Company

By:_____
Paul Simiyu, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Madeline Wilson of the state and county mentioned, personally appeared Paul Simiyu of Stonegate Acquisitions, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Stonegate Acquisitions, LLC, the within named bargainor, a Limited Liability Company, and that such Paul Simiyu of Stonegate Acquisitions, LLC as such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 15th day of April, 2026.

_____
Notary Signature

Printed Name: Madeline Wilson

My commission expires:_____

