RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300 BOX 10-A
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1415079 DEEDWARR
05/04/2026 09:45:31 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20260504-0039270

STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1 DAY OF May, 2026.

NOTARY PUBLIC
My Commission expires:

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26030045

Address of New Owner	Send Tax Bills To:	Tax Information:
Stonegate Acquisitions, LLC	Same	115-06-0-101.00
146 Southridge Drive		
Nashville, TN 37207		

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Bonnie Hoffman, Trustee of The Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of West Meade Estates, Section 4, as of record in Book 3300, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 160 feet on the southerly side of Davidson Drive and extends back 180 feet on the westerly side and 318.01 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 196.3 feet.

Included with this conveyance is the Easement of record in Instrument No. 20021014-0126269, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie Hoffman, married woman, by Warranty Deed from Nancy L. Radek, individually and as Executrix of the Estate of Linda Diane Locke, dated 04/08/2019 and recorded on 04/09/2019 in Instrument No. 20190409-0032308, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Bonnie Hoffman, Trustee of The Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018, by Warranty Deed from Bonnie Hoffman dated 01/30/2020 and recorded on 07/02/2020 in Instrument No. 20200702-0071662, RODCT.

This is property generally located:
821 Davidson Drive, Nashville, TN 37205

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3100, Page 61, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 4888, Page 656, Register's Office for Davidson County, Tennessee.
4. Subject to Terms and Easement(s) of record Instrument No. 20021014-0126269, 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 Grantee(s) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Bonnie Hoffman, Trustee of The Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018,** has caused this instrument to be executed, this the 30 day of April, 2026.

Bonnie Hoffman, Trustee

Bonnie Hoffman, Trustee of The Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Bonnie Hoffman, Trustee of The Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 30 day of April, 2026.

My Commission expires: 2/25/26

NOTARY PUBLIC

BRONNER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY