Karen Johnson Davidson County
Batch# 1422093 DEEDWARR
05/19/2026 01:40:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20260519-0045024

Name and Address of New Owner:
SAMSON SIGNATURE HOMES LLC
1425 South 15th Ave A and B
Nashville, TN 37212
Send Tax Bills To:
SAMSON SIGNATURE HOMES LLC
1425 South 15th Ave A+B
Nashville, TN 37212
This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-05-0-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stonegate Acquisitions LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SAMSON SIGNATURE HOMES LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lots No. 15 and 16 on the Map of O.B. Hayes Subdivision of Lot No. 49 of Rokeby Plan as recorded in Book 421,
Page 22, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate
description of said property.
Said Lot Nos 15 and 16 adjoin and front together 55 feet on the westerly side of 15th Avenue South and run back
between parallel lines 150 feet to an alley.
Being part of the same property conveyed to Theodore j. Lawson and wife, Naomi B. Lawson by Deed from Charles
Thorn and Maude Thorn, dated ,03/22/1949 of record in Book 1711, Page 351, Register's Office for Davidson County,
Tennessee.
Naomi B. Lawson having died leaving Theodore J. Lawson as the sole surviving tenant by the entirety.
Theodore J. Lawson having died on 06/13/2007 leaving Theodore J. Lawson Jr. as his only heir per Affidavit of Heirship
recorded in Instrument No. 202410170080784, and Instrument No. 202508180065700, Register's Office for Davidson
County, Tennessee.

Being the same property conveyed to Sheryl Guinn from Theodore J. Lawson Jr and then further conveyed to Theodore J.
Lawson Jr. and Helen Lawson from Sheryl Guinn by Quit Claim Deed dated 11/21/2024 recorded in Instrument No.
202501150003334 and Scrivener's Affidavit recorded in Instrument No.
202503100018026 , Register's Office for
Davidson County, Tennessee.
Theodore J. Lawson Jr. having died on 07/11/2025 leaving Helen Lawson the surviving tenant by the entirety.
Being the same property conveyed to Stonegate Acquisitions LLC, a Tennessee limited liability company by Warranty
Deed from Helen Lawson, single, dated 01/15/2026, of record in Instrument
202601160004194, Register's Office for
Davidson County, Tennessee.
Being the same property conveyed to Stonegate Acquisitions LLC, a Tennessee limited liability company by Quitclaim
Deed from Stonegate Acquisitions LLC, a Tennessee limited liability company, dated 01/15/2026, of record in Instrument
202601160004200, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2026.

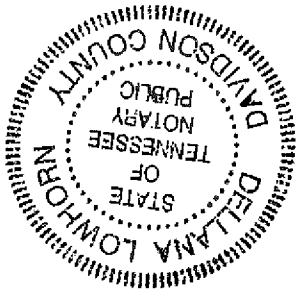
Stonegate Acquisitions LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2026, before me personally appeared Stonegate Acquisitions LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2026.

Notary Signature
My commission expires: 3/6/29



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stonegate Acquisitions LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary Signature
My commission expires: 3/6/29



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/6/26 (date of document)

Regina Sullo

Affiant Signature

5/13/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 13 day of May, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2028

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 5-9-2026

202605190045024