Karen Johnson Davidson County
Batch# 1472649 DEEDWARR
09/15/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260915-0085618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

File No. CR-26-3819

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
Robert Joslin, Jr and Vicki Joslin	New Owner	
(NAME)	(NAME)	129-08-0G-001.00-CO
6398 Tennessee 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **James Fineman, a married man and 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 **Robert Joslin Jr and Vicki Joslin, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 6398 on the Plan of Six Thousand Three Hundred Ninety-Eight and Six Thousand Four Hundred Highway One Hundred Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240321-0019576, as amended in Instrument No. 20240503-0032737, 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 property conveyed to Benjamin Dubose and Emily Dubose, husband and wife, by Warranty Deed from Andrew P. Schneider Janet K. Schneider, husband and wife, of record in Instrument Number 20191008-0102825, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 8, 2019.

Being part of the property conveyed to Percy Warner LLC, a Tennessee limited liability company, by Quit Claim Deed from Benjamin Dubose and Emily Dubose, husband and wife, of record in Instrument Number 20210205-0017159, Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on February 5, 2021.

Being part of the property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company by Quit Claim Deed from Percy Warner, LLC, a Tennessee limited liability company, of record in Instrument Number 20240314-0017680, Register's Office for Davidson County, Tennessee, dated March 8, 2024 and recorded on March 14, 2024.

Being part of the 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 Number 20240507-0033370, Register's Office for Davidson County, Tennessee, dated April 29, 2024 and recorded on May 7, 2024.

This is property more commonly known as 6398 Tennessee 100, Nashville, TN 37205.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 14th day of September, 2026.

James Fineman

Stonegate Acquisitions LLC, a Tennessee Limited Liability Company

By:_____
Paul Simiyu, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2026, before me personally appeared James Fineman and Paul Simiyu, Sole Member of 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 14th day of September, 2026.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mackenzie Baltz, 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 **09/14/2026**.

Date

Affiant Signature

09/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **September**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)