THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535053** Karen Johnson Davidson County Batch# 653125 **DEEDWARR** 06/09/2021 01:40:05 PM 2 pgs Fees: $13.00 Taxes: $3,700.00 20210609-0077649	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2021. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Stone Oak Builders, LLC P.O. Box 1447 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 10 0 034.00

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 of which is hereby acknowledged, **Robert E Wood, Executor of The Marjorie W. Wood, Estate**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC, a Tennessee Limited Liability Compnay**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 133, of Tyne Valley Estates, Section 9, of record in Book 3700, Page 65 and 66, Register's Office of Davidson County, Tennessee.

Said Lot 133 fronts 187.14 feet on the southerly margin of Otter Creek Road and extends back 290.0 feet on the westerly line and 294.0 feet on the easterly line, to a line on the rear on which it measures 190.5 feet.

Being the same property conveyed to James C. Wood and wife, Marjorie W. Wood by Warranty Deed from Reese L. Smith, Jr and wife, Marcella V. Smith, of record in Book 5027, Page 857, Register's Office of Davidson County, Tennessee, dated May 18, 1976 and recorded May 24, 1976.

James C. Wood, having since died on February 20, 2009 leaving Marjorie W. Wood as the sole tenant by the entirety.

Marjorie W. Wood having died on December 20, 2020. See Last Will and Testament of Marjorie W. Wood in Probate Case No. 21P-416 in the Circuit Court of Davidson County, Tennessee. Letters of Testamentary signed on April 23rd, 2021 by Richard R. Rooker, Clerk appointing Robert E. Wood as the Executor of the Estate of Marjorie W. Wood. Last Will and Testament of Marjorie W. Wood specifically empowers the Executor to convey real property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tyne Valley Estates, Section 9, as recorded in Plat Book 3700, Page(s) 65-66.

Covenants, Conditions and Restrictions as set forth in RESTRICTIVE COVENANTS recorded in Book 4016, Page 632 and Declaration in Book 8529, Page 154.

Easement for sanitary sewer and/or storm drainage, recorded in Book 7790, Page 357.

This is improved property located at 1209 Otter Creek Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2021.

The Marjorie W. Wood, Estate

R E Wood, Executor

Robert E Wood, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Wood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executor of the Estate of Marjorie W. Wood, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of June, 2021.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

My Commission Expires: _____

Notary Public