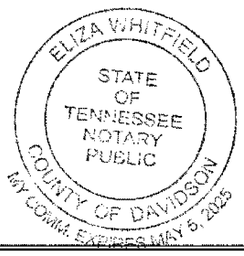
Karen Johnson Davidson County
Batch# 694120 DEEDWARR
08/10/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $10,915.00
20210810-0107884

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736193**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,950,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 9th day of August, 2021. Eliza Whitfield Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Christopher Muscatello and Lindsey Muscatello 2303 Springdale Drive Nashville TN 37215	Send Tax Bills To: Truxton Trust Company 4525 Harding Pike Suite 500 Nashville, TN 37205	Tax Information: Tax Parcel ID No. 117 02 0 149.00

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, **Stone Oak Builders, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Muscatello and Lindsey Muscatello, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block 2 on the Plan of A Development of Stokes Tract of record in Plat Book 974, Page 24, 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 the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from William B. Owen, married, of record in Instrument No. 20200708-0073921, in the Register's Office of Davidson County, Tennessee, dated July 07, 2020 and recorded on July 08, 2020.

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.

Taxes and assessments for the year 2021 and subsequent years, 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 A Development of Stokes Tract, as recorded in Plat Book 974, Page(s) 24.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3676, Page 170 and Book 3701, Page 480.

This is improved property located at 2303 Springdale Drive 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 9th day of August, 2021.

Stone Oak Builders, LLC

By: Joshua Robert Belville, Member,

Stone Oak Builders, LLC

By: Stewart D. Bronson, Jr., Member,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Joshua Robert Belville and Stewart D. Bronson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Stone Oak Builders, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 9th day of August, 2021.

Notary Public
My Commission Expires:

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

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/10/2021 (date of document).

Affiant Signature

08/10/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025