Karen Johnson Davidson County
Batch# 744558 DEEDWARR
10/27/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $16,446.50
20211027-0144084

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210937543** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $4,445,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of October, 2021.<br><br>Notary Public<br>My Commission Expires: |

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jason Maynard and Joelle Maynard<br>1024 Gateway Lane<br>Nashville TN 37220 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131 16 0 058.00 |

**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 **Jason Maynard and Joelle Maynard, 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. 21, on the Plan of Part of Overton Lea Estates, Gateway Acres Second Addition of record in Plat Book 1424, Page 83, 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 limited liability company by Warranty Deed from R.L. Moore, Trustee of Gateway Trust dated December 2, 2019, of record in Instrument No. 20200624-0068117, in the Register's Office of Davidson County, Tennessee, dated June 22, 2020 and recorded on June 24, 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 2022 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 Part of Overton Lea Estates, Gateway Acres Second Addition, as recorded in Plat Book 1424, Page(s) 83.

This is improved property located at 1024 Gateway Lane Nashville TN 37220

**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 21st day of October, 2021.

Stone Oak Builders, LLC

By: Joshua 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 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 they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 21st day of October, 2021.

Notary Public
My Commission Expires:

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

**CERTIFICATE OF AUTHENTICITY**

I, Pam Auf do hereby make oath that I am a licensed attorney and/or 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 10/21/21.

Pam Auf
Affiant
Date: 10/25/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 25th day of October, 2021.

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024