THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36808-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2021. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Stone Oak Builders, LLC, a Tennessee Limited Liability Company 2321 Valley Brook Rd Nashville, TN 37215	**Send Tax Bills To:** Stone Oak Builders, LLC, a Tennessee Limited Liability Company P.O. Box 1447 Brentwood, TN 37024	**Tax Information:** Map and Parcel No.: 117 10 0 067.00

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, **Linda June Sheffield Williams, Trustee of the Earl and Linda Williams Revocable Trust dated August 12, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2321 Valley Brook Rd, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 778511 DEEDWARR
12/22/2021 12:38:35 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50

20211222-0169267

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 2021.

Linda June Sheffield Williams, Trustee

Linda June Sheffield Williams, Trustee of the Earl and Linda Williams Revocable Trust dated August 12, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda June Sheffield Williams, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

GERALD D FROELICH JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Notary Public

My Commission Expires: 10-2-23

EXHIBIT "A"

Land in Davidson County, Tennessee, Being the Easterly parts of Lots Nos. 8 and 9 on Block 3, on the Map of Woodmont Estates, of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the southerly margin of Valley Brook Road at the common corner of Lots 7 and 8; thence southerly along the West Line of Lot No. 7, 383.2 feet to a point in the southeasterly corner of Lot 9; thence along the southerly line of Lot 9, westerly 150 feet to a point, thence northerly 353 feet to the southerly margin of Valley Brook Road; thence with the margin of the same, easterly 160 feet to the beginning.

Being the same property conveyed to Linda June Sheffield Williams, Trustee of the Earl and Linda Williams Revocable Trust dated August 12, 2021, by Quitclaim Deed from Earl H. Williams and wife, Linda Sheffield Williams, of record in Instrument No. 20210817-0111120, in the Register's Office of Davidson County, Tennessee, dated August 12, 2021 and recorded on August 17, 2021, as corrected by Scrivener's Affidavit recording in Instrument No. 20211222-0169265, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Earl H. Williams and wife, Linda Sheffield Williams, by Warranty Deed from Thomas J. Breiten and wife, Leslie Baker Breiten, of record in Book 9410, Page 893, in the Register's Office of Davidson County, Tennessee, dated July 15, 1994 and recorded on July 19, 1994,. as corrected by Scrivener's Affidavit recording in Instrument No. 20211222-0169266, Register's Office for Davidson County Tennessee.

This conveyance is made subject to:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Estates, as recorded in Plat Book 974, Page 29, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 28 and Amended in Book 1809, Page 149, Register's Office for Davidson County, Tennessee.