THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139227** Karen Johnson Davidson County Batch# 813811 DEEDWARR 03/02/2022 11:25:09 AM 2 pgs Fees: $13.00 Taxes: $3,367.37 20220302-0023623	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $910,100.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2022. 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 P.O. Box 1447 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 05 0 131.00

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, **Janel Shoun-Smith and Jacob Daniel Shoun** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Stone Oak Builders LLC, a Tennessee Limited Liability Company**, ("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 part of Lot No. 9 on the Map of Glendale Park and Subdivision of Parts of Lots Nos. 1 and 2, of record in Book 57, Page 141, in the Register's Office of Davidson County, Tennessee, and described according to a survey by Hal R. Swann, Jr., dated April 14, 1956, as follows:

Beginning at a point in the East margin of Bates Drive, formerly Park Avenue 203.6 feet North of the North margin of Melville Drive, being the North corner of the lot conveyed to Emmett N. Kennon, Jr., and wife, of record in Book 2496, Page 39, said Register's Office; thence along Kennon's North line, Eastwardly 150 feet to a point, Kennon's Northeast corner, being 208.8 feet North of the North margin of Melvile Drive; thence Northwardly 116 feet to a point; thence Westwardly 150 feet to a point in the East margin of Bates Drive; thence with the margin of same Southerly 116' to the point of beginning.

Being the same property conveyed to Paul W. Shoun and wife, Janet Shoun, by Warranty Deed from Charles D. Whittle and wife, Joan Summers Whittle, of record in Book 5084, Page 504, in the Register's Office of Davidson County, Tennessee, dated October 12, 1976 and recorded on November 03, 1976. The said Paul W. Shoun having died November 16, 2017, his interest in the subject property having passed to Janet Shoun as the surviving tenant by the entirety. The said Janet Shoun having died November 10, 2021 in Davidson County, Tennessee. Janel Shoun-Smith and Jacob Daniel Shoun being her only sole heirs as evidenced in Affidavits of Heirship of record in Instrument No. 20220302-0023621 and Instrument No. 20220302-0023622 Register's office for Davidson County, Tennessee.

Grantors never lived at the subject property as a primary, marital residence.

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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6299, Page 369.

This is improved property located at 4324 General Bate Drive Nashville TN 37204

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 1st day of March, 2022.

Janel Shoun-Smith

Jacob Daniel Shoun

Janel Shoun-Smith **Jacob Daniel Shoun**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Janel Shoun-Smith** and **Jacob Daniel Shoun**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2022.

Kate Rosenthal

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP