THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239465

Karen Johnson Davidson County
Batch# 813890 DEEDWARR
03/02/2022 12:59:51 PM 2 pgs
Fees: $13.00 Taxes: $17,760.00

20220302-0023748

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $4,800,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 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:	Send Tax Bills To:	Tax Information:
4310 Esteswood Drive Trust 4310 Esteswood Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 08 0 013.00

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 **Brian Shelton, Trustee of the 4310 Esteswood Drive Trust dated February 14th, 2022**, ("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. 7 on the Plan of Esteswood Estates, of record in Plat Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 7 fronts 150 feet on the East side of Esteswood Lane and runs back between parallel lines 275 feet to a dead line.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Benjamin Alan Williamson, unmarried, of record in Instrument No. 20201221-0150804, in the Register's Office of Davidson County, Tennessee, dated December 14, 2020 and recorded on December 21, 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 Esteswood Estates, as recorded in Plat Book 1835, Page(s) 101.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 546 and Book 1090, Page 98.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1850, Page 17.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4260, Page 393.

This is improved property located at 4310 Esteswood Drive Nashville TN 3721

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 28th day of February, 2022.

Stone Oak Builders LLC

By: Joshua Robert Belville, Manager/Member

Stone Oak Builders LLC

By: Stewart D. Bronson Jr., Manager/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 Managers/Members of Stone Oak Builders LLC, the within named bargainor, and that he/she/they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her/their above-stated capacity.

Witness my hand, at office, this 28th day of February, 2022.

Notary Public
My Commission Expires: _____

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