PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

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

Margaret H. Taylor

Ivey Title, LLC Ref: (DM) Title No.: 62582
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stone Oak Builders, LLC P.O. Box 1447 Brentwood, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 13015000900

Karen Johnson Davidson County
Batch# 848725 **DEEDWARR**
04/29/2022 02:25:00 PM 2 pgs
Fees: $13.00 Taxes: $7,403.70

20220429-0050195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,001,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher F. Hart and Eileen C. Hart, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Stone Oak Builders, LLC,** a Tennessee Limited Liability Company, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Chickering Hills, Section One, of record in Book 2331, page 8, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher F. Hart and Eileen C. Hart, husband and wife, by Warranty Deed from Robert Edward Hull and wife, Josephine Bainbridge Hull, dated June 15, 2017 and recorded on June 19, 2017, of record in Inst. No. 20170619-0061483, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 2331, page 8, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5185, page 630, said Register's Office; Easement for flow of the creek over so much of the premises as may lie therein.

This is improved property, known as 4308 Beekman Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2022.

Christopher F. Hart

Eileen C. Hart

State of Tennessee

County of Davidson

On this 28th day of April, 2022, before me the undersigned authority, personally appeared Christopher F. Hart and Eileen C. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,001,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2022.

Notary

My Commission Expires: _____

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