Karen Johnson Davidson County
Batch# 901185 DEEDWARR
08/09/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $4,477.00
20220809-0090605

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

CRT File No. 220541086

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,210,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2022.

Notary Public
My Commission Expires: 11/16/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stonehorse Real Estate Holdings, LLC 1208 Pointe Place Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064-03-0B-088.00 CO

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, **Thomas G. Pappas, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonehorse Real Estate Holdings, LLC**, ("Grantee"), 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(s) 241, as shown on the map entitled Phase Six Section One Brandywide Pointe (A Planned Unit Development), of record in Plat Book 7900, page 805, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS G. PAPPAS, JR., AND WIFE, PATRICIA C. PAPPAS, by deed from BRANDYWINE POINTE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 9531, page 518 , dated November 29, 1994 , said Register's Office.

Being further conveyed to THOMAS G. PAPPAS, JR by quitclaim deed from PATRICIA C. PAPPAS , of record in Instrument No. 20220614-0068008, dated February 13, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 064-03-0B-088.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 805, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8120, page 170, Book 8671, page 484, Book 9010, page 627 and Book 9485, page 885, said Register's Office.

This is improved property located at 1208 Pointe Place Old Hickory TN 37138

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 18th day of July, 2022.

Thomas G. Pappas, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas G. Pappas, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2022.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Shannon O'Neill, do hereby make oath that I am a licensed attorney and/or the 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 07/18/2022 (date of document).

Shannon O'Neill

07/18/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18 day of July, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD