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

CRT File No. 220741864

Karen Johnson Davidson County
Batch# 902816 DEEDWARR
08/12/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $21,090.00
20220812-0091719

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,700,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2022.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RKMMN, LLC 1145 Brookwood Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 131 16 0 022.00

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 **RKMMN, LLC, a Minnesota 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 the Northerly part of Lot No. 2, Block "B" on the Plan of Gateway Acres, as of record in Plan Book 974, Page 73, Register's Office for said County. Beginning on the Southerly margin of Brookwood Lane at the corner of Lots Nos. 1 and 2; thence with the line between said two lots Southerly 252.1 feet to the Northwest corner of the property conveyed to James Bostick Ransom and wife, of record in Book 1229, Page 470; thence with Ransom's Northern boundary line, Easterly 183 feet more or less to Ransom's Northeast corner, being a point in the line between Lots No. 2 and 3; thence with the line between said two lots, Northerly 256 feet to the Southerly margin of Brookwood Lane; thence with same Westerly 175.2 feet to the beginning.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Heirs and Beneficiaries of William C. Gray, of record in Instrument No. 20210303-0027294, Register's Office for Davidson County, Tennessee, dated March 1, 2021 and recorded on March 3, 2021.

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.

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 Gateway Acres, as recorded in Plat Book 974, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1040, Page 694.

This is improved property located at 1145 Brookwood Lane Nashville TN 37220

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 10th day of August, 2022.

Stone Oak Builders, LLC

By: Stewart D. Bronson, Jr., Member

Stone Oak Builders, LLC

By: Joshua Robert Belville, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stewart D. Bronson, Jr. and Joshua Robert Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Stone Oak Builders, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 10th day of August, 2022.

Notary Public
My Commission Expires: _____

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

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/22.

Affiant Signature

8/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON