WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,755,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stone Oak Builders LLC, a Tennessee Limited Liability Company	Stone Oak Builders LLC, a Tennessee Limited Liability Company	132 14 0 032.00
(NAME)	(NAME)	
P.O. Box 1447	P.O. Box 1447	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 911283 DEEDWARR
09/01/2022 10:12:41 AM 2 pgs
Fees: $13.00 Taxes: $6,493.50
20220901-0098599

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Angela Allen, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stone Oak Builders LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 78 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, Page 15 and 16, Registers Office for said County.

Said Lot No. 78 fronts 160 feet on the southerly side of Van Leer Drive and runs back 337.63 feet on the westerly line and 331.80 feet on the easterly line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Angela Allen, by Quit Claim Deed from Carol Allen, of record in Instrument No. 20220517-0057070, in the Register's Office of Davidson County, Tennessee, dated May 05, 2022, and recorded on May 17, 2022.

Being the same property conveyed to Fred A. Allen and wife, Dorothy K. Allen, by Warranty Deed from Dorothy M. Snively, attorney in fact for her husband, John T. Snively, and Dorothy M. Snively, individually, of record in Book 2810, Page 464, in the Register's Office of Davidson County, Tennessee, dated October 24, 1958, and recorded on October 24, 1958. Fred A. Allen, Jr. died intestate on August 31, 1982. Dorothy K. Allen died intestate on April 20, 1990, leaving two sons, Fred Allen, III and John K. Allen. Fred Allen, III died intestate on August 6, 2008, leaving as heirs his wife, Carol Allen and daughter, Angela Allen. John K. Allen died intestate on August 12, 2021, leaving as heir, his niece, Angela Allen. See also Affidavit of Heirship recorded in Instrument No. 20141119-0106677 and 20220517-0057070 in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 899 Van Leer Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 30th day of August, 2022.

Angela Allen

State of Tennessee
County of Davidson

On this 30th day of August, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Angela Allen, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 30th day of August, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 22-Stone