THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142973**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,500,000.00. Affiant Subscribed and sworn to before me, this 28th day of November, 2022. Notary Public My Commission Expires: 9/14/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 945774 DEEDWARR
11/29/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20221129-0125202

WARRANTY DEED

Address New Owner: Cole LaBrant 1209 Otter Creek Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 10 0 034.00

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 **Cole LaBrant, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 133, of Tyne Valley Estates, Section 9, of record in Book 3700, Page 65 and 66, Register's Office of Davidson County, Tennessee.

Said Lot 133 fronts 187.14 feet on the Southerly margin of Otter Creek Road and extends back 290.0 feet on the Westerly line and 294.0 feet on the Easterly line, to a line on the rear on which it measures 190.5 feet.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert E. Wood, Executor of The Estate of Marjorie W. Wood, of record in Instrument No. 20210609-0077649, in the Register's Office for Davidson County, Tennessee, dated June 08, 2021, and recorded on June 09, 2021.

Being the same property conveyed to James C. Wood and wife, Marjorie W. Wood by Warranty Deed from Reese L. Smith, Jr. and wife, Marcella V. Smith, of record in Book 5027, Page 857, Register's Office of Davidson County, Tennessee, dated May 18, 1976, and recorded May 24, 1976. The said James C. Wood, having since died on February 20, 2009, leaving Marjorie W. Wood as the sole tenant by the entirety, then Marjorie W. Wood having died on December 20, 2020. See Last Will and Testament of Marjorie W. Wood in Probate Case No. 21P-416 in the Circuit Court of Davidson County, Tennessee. Letters of Testamentary signed on April 23rd, 2021, by Richard R. Rocker, Clerk appointing Robert E. Wood, as the Executor of the Estate of Marjorie W. Wood. Last Will and Testament of Marjorie W. Wood specifically empowers the Executor to convey real property.

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 Tyne Valley Estates, Section 9, as recorded in Plat Book 3700, Page(s) 65 and 66.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4016, Page 632 and Declaration in Book 8529, Page 154.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7790, Page 357.

This is improved property located at 1209 Otter Creek Road Nashville TN 37215

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 November, 2022.

Stone Oak Builders, LLC

By: Joshua Robert Belville, Member

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

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

Notary Public
My Commission Expires: _____

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/28/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** November, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM