THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644833** Karen Johnson Davidson County Batch# 1017669 DEEDWARR 06/22/2023 10:13:30 AM 3 pgs Fees: $18.00 Taxes: $10,915.00 20230622-0047323	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,950,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2023. Notary Public My Commission Expires: 4-12-23 NANCY SNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: James W. Cameron III, Trustee, Lee A. Beaman 2016 Trust F/B/O Natalie R. Beaman U/A 7/21/16 112 Westwood Place, Suite 240 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 05 0 131.00

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 **an undivided 55.75% interest to James W. Cameron III, Trustee of the Lee A. Beaman 2016 Trust F/B/O Natalie R. Beaman U/A dated 7/21/2016 and an undivided 23.5% interest to Lee A. Beaman and Larry Thrailkill, Co-Trustees of the Natalie R. Beaman 2016 GST Trust U/A dated 8/29/2016 and an undivided 20.75% interest to James W. Cameron III, Trustee of the Natalie R. Beaman 2002 Trust U/A dated 12/30/2002,** ("Grantees"), their 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 part of Lot No. 9 on the Map of Glendale Park and Subdivision of Parts of Lots Nos. 1 and 2, of record in Book 57, Page 141, in the Register's Office of Davidson County, Tennessee, and described according to a survey by Hal R. Swann, Jr., dated April 14, 1956, as follows:

Beginning at a point in the East margin of Bates Drive, formerly Park Avenue 203.6 feet North of the North margin of Melville Drive, being the North corner of the lot conveyed to Emmett N. Kennon, Jr., and wife, of record in Book 2496, Page 39, said Register's Office; thence along Kennan's North line, Eastwardly 150 feet to a point, Kennon's Northeast corner, being 208.8 feet North of the North margin of Melvile Drive; thence Northwardly 116 feet to a point; thence Westwardly 150 feet to a point in the East margin of Bates Drive; thence with the margin of same Southerly 116' to the point of beginning.

Being the same property conveyed to Stone Oak Builders LLC, a Tennessee Limited Liability Company, by Warranty Deed from Janel Shoun-Smith and Jacob Daniel Shoun, of record in Instrument No. 20220302-0023623, in the Register's Office of Davidson County, Tennessee, dated March 01, 2022 and recorded on March 02, 2022.

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 Map Of Glendale Park and Subdivision of Parts of Lots Nos. 1 and 2, as recorded in Book 57, Page 141.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6299, Page 369.

This is improved property located at 4324 General Bate Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 20th day of June, 2023.

Stone Oak Builders LLC

By: Joshua Robert Belville, Member

Stone Oak Builders LLC

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 to be the Members of Stone Oak Builders LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 20th day of June, 2023.

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, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 20 day of June, 2023.

K. Thomas Sidwell
Date: June 20, 2023

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 20 day of June, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

