Karen Johnson Davidson County
Batch# 1023647 DEEDWARR
07/07/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $13,283.00
20230707-0052034

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644888**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $3,590,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2023. Notary Public My Commission Expires: 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Melody Young Trust 2321 Valley Brook Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 10 0 067.00

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 **Melody Young, Trustee of Melody Young Trust dated August 9, 2017**, ("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 Easterly parts of Lots Nos. 8 and 9 on Block 3, on the Map of Woodmont Estates Property of G.A. Puryear Et al, of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee and more particularly described as follows: Beginning at a point in the Southerly margin of Valley Brook Road at the common corner of Lots 7 and 8; thence Southerly along the West Line of Lot No. 7,383.2 feet to a point in the Southeasterly corner of Lot 9; thence along the Southerly line of Lot 9, Westerly 150 feet to a point, thence Northerly 353 feet to the Southerly margin of Valley Brook Road; thence with the margin of the same, Easterly 160 feet to the beginning.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Linda June Sheffield Williams, Trustee of the Earl and Linda Williams Revocable Trust dated August 12, 2021, of record in Instrument No. 20211222-0169267, in the Register's Office of Davidson County, Tennessee, dated December 21, 2021 and recorded on December 22, 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.

No coverage is provided as to the amount of acreage or square footage of the land.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Estates Property of G.A. Puryear Et al, as recorded in Book 974, Page 29.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 1049, Page 28, as amended in Book 1809, Page 149.

Easement for the flow of the waters of Sugartree Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Sugartree Creek.

This is improved property located at 2321 Valley Brook 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 30th day of June, 2023.

Stone Oak Builders LLC

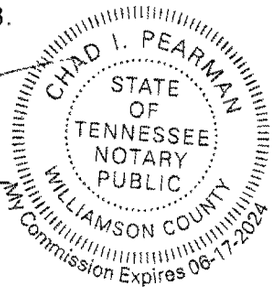
By: Stewart D. Bronson Jr., Manager/Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared 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 Manager/Member 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 30th day of June, 2023.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/30/2023.

D. Shayne Adair

7/3/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 **day of** July, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026