THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16132-BW

Karen Johnson Davidson County
Batch# 1070224 DEEDWARR
11/13/2023 09:44:57 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00

20231113-0087939

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 $ 1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Oak Builders, LLC	New Owner	
P.O. Box 1447	New Owner	116-16-0-044-00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Allen Tate and Benjamin Bogan Tate, Co-Executors of the Estate of Helen Tate and John Allen Tate and Benjamin Bogan Tate, individually, as Devisees of the Will of Helen Tate**

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 part of Lot No. 1 in the Division of Henry W. Compton Estates, as of record in Plan Book 2, Page 58, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Dorcas Drive, said point being 539.1 feet from the intersection of Dorcas Drive and Abbott Martin Road; thence South 87 deg. 45 min. East 362 feet, more or less to a point; thence South 7 deg. 09 min. West 100 feet, more or less to a point; thence North 87 deg. 45 min West 357 feet, more or less to a point thence North 2 deg. 5 min. East 100 feet to the point of beginning.

Being the same property conveyed to Helen Tate by Warranty Deed from James W. Granbery and wife, Janice M. Granbery of record in Book 7245, Page 527, Register's Office of Davidson County, Tennessee, dated May 21, 1987 and recorded May 22, 1987.

The said Helen Tate died on April 24, 2023; her Last Will and Testament was admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 23P1105, wherein she devised the subject property to her two sons, John Allen Tate and Benjamin Bogan Tate. The said John Allen Tate and Benjamin Bogan Tate were further appointed as Co-Executors of the Estate of Helen Tate, deceased.

Grantors warrant that they never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3922 Dorcas Drive, Nashville, TN 37215**

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 our hands this the 9th day of November, 2023.

Estate of Helen Tate

By: John Allen Tate, Co-Executor

John Allen Tate, Individually

By: Benjamin Bogan Tate, Co-Executor

Benjamin Bogan Tate, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Allen Tate, Co-Executor of the Estate of Helen Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Allen Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Bogan Tate, Co-Executor of the Estate of Helen Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Bogan Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

Notary Public

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 our hands this the 8th day of November, 2023.

Estate of Helen Tate

By: John Allen Tate, Co-Executor
Benjamin Bogan Tate Co-Executor

By: Benjamin Bogan Tate, Co-Executor

John Allen Tate, Individually
Benjamin Bogan Tate Individually

Benjamin Bogan Tate, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Allen Tate, Co-Executor of the Estate of Helen Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Allen Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

_____
Notary Public

STATE OF Virginia
COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Bogan Tate, Co-Executor of the Estate of Helen Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of November, 2023.

My Commission expires: 09/30/2024

Lucious Morris White Jr.
Notary Public

Notarized online using audio-video communication

Lucious Morris White Jr.
REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

STATE OF Virginia
COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Bogan Tate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of November, 2023.

My Commission expires: 09/30/2024

Lucious Morris White Jr.
Notary Public

Notarized online using audio-video communication

Lucious Morris White Jr.
REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

True Copy of Certification

I, Samuel F. Anderson, 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 is a true and correct copy of the original document executed and authenticated according to law on November 8, 2023.

Signature

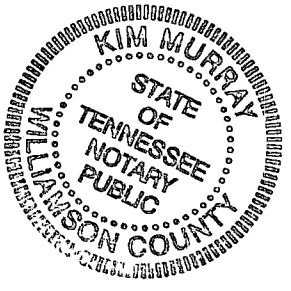
Date: 11/8/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 8th day of November, 2023.

Notary Public

My commission Expires: 3/7/26



SEAL