Karen Johnson Davidson County
Batch# 1084919 DEEDWARR
12/21/2023 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $17,760.00
20231221-0098569

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146377** BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,800,000.00. Jennifer A Hoffman Affiant Subscribed and sworn to before me, this 19th day of December, 2023. Brenda Shelby Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Jason A. Maynard and Joelle Maynard 4308 Beekman Drive Nashville TN 37215	Send Tax Bills To: Bank of America, N.A. 101 South Tryon Street Charlotte, NC 28255	Tax Information: Tax Parcel ID No. 130 15 0 009.00

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 **Jason A. Maynard and Joelle Maynard, husband and wife**, ("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 Lot No. 8 on the Plan of Chickering Hills, Section One of record in Plat Book 2331, Page 8, in the Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Christopher F. Hart and Eileen C. Hart, husband and wife, of record in Instrument No. 20220429-0050195, in the Register's Office of Davidson County, Tennessee, dated April 28, 2022, and recorded on April 29, 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 Chickering Hills, Section One, as recorded in Plat Book 2331, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2335, Page 606.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4316, Page 142 and Book 5185, Page 630.

Water Rights as set forth in instrument recorded in Book 880, Page 119.

Title to that portion of the land lying below the ordinary low water mark of unknown.

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

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

This is improved property located at 4308 Beekman Drive 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 19th day of December, 2023.

Stone Oak Builders, LLC

By: Joshua Robert Belville, Member

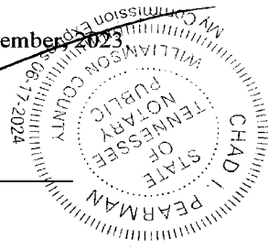
Stone Oak Builders, LLC

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

Witness my hand, at office, this 19th day of December, 2023.



Notary Public
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby 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 12-19-2023.

Brenda Shelby

AFFIANT

DATE: 12-21-2023

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 21st **day of** December, **2023.**

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024