THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547930** Karen Johnson Davidson County Batch # 1147758 DEEDWARR 06/17/2024 10:18:12 AM 2 pgs Fees: $13.00 Taxes: $21,090.00 20240617-0045061	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,700,000.00. Affiant Subscribed and sworn to before me, this 14h day of June, 2024. Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Gregory H. Sachs Revocable Trust UDT Dated April 24, 1998 2132 Deep Water Lane Suite 240A Naperville, IL 60564	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132140032

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 **Gregory H. Sachs, Trustee of the Gregory H. Sachs Revocable Trust UDT Dated April 24, 1998**, ("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. 78 on the PLAN OF OAK HILL VALLEY Subdivision, of record in Book 1835, Page 15 and 16, Registers Office for said County.

Said Lot No. 78 fronts 160 feet on the southerly side of Van Leer Drive and runs back 337.63 feet on the westerly line and 331.80 feet on the easterly line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Stone Oak Builders LLC, a Tennessee Limited Liability Company, by Warranty Deed from Angela Allen, unmarried, of record in Instrument No. 20220901-0098599, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022, and recorded on September 01, 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.

City of NASHVILLE taxes for the year 2024 and thereafter, for tax parcel identification number 132140032, not yet due and payable.

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 OAK HILL VALLEY, as recorded in Plat Book 1835, Page(s) 15 Book 1835, Page 16.

This is improved property located at 899 Van Leer Drive Nashville TN 37220

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

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 12th day of June, 2024.

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 themselves 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 12th day of June, 2024.

Notary Public
My Commission Expires: _____

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