THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648148** Karen Johnson Davidson County Batch # 1170485 DEEDWARR 08/16/2024 09:30:43 AM 2 pgs Fees: $13.00 Taxes: $9,435.00 20240816-0062756	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,550,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2024. Notary Public My Commission Expires: VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Stone Oak Builders, LLC P.O. Box 1447 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 04 0 001.00

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, **Carey Clarke Aron and Katherine Clarke Bird, Co-Trustees under the will of Mary A. Clarke** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 11 of Block "A", on the map of LEALAND MANOR, as of record in Plat Book 974, Page 74 and 75, Register's Office for said county, described as follows:

Beginning at a point on the Northerly margin of Tyne Boulevard, 993.3 feet Easterly from the Easterly margin of the Granny White Pike, the Southeast corner of Lot No. 12 on said plan; and running thence South 87 degrees 39 minutes East, with the Northerly margin of Tyne Boulevard, 227 feet to the Southwest corner of Lot No. 10 on said plan; thence North 6 degrees 52 minutes East, with the line between said Lot Nos. 10 and 11, 394.7 feet to the common corner of Lot Nos. 6, 7, 10 and 11 on said plan; thence North 85 degrees 16 minutes West with the line between said Lot No. 11 and Lot Nos. 5 and 6 on said plan, 259.1 feet to the Northeast corner of said Lot No. 12; and thence South 2 degrees 14 minutes West, with a line between said Lot Nos. 11 and 12,404.2 feet to the beginning, containing 2.23 acres, more or less.

Being the same property conveyed to Carey Clarke Aron and Katherine Clarke Bird, Co-Trustees under the will of Mary A. Clarke, by Quitclaim Deed from Daniel C. Clarke, Executor under the will of Mary A. Clarke, deceased, of record in Instrument No. 20231229-0100015, in the Register's Office of Davidson County, Tennessee, dated December 28, 2023, and recorded on December 29, 2023.

Being the same property conveyed to Mary A. Clarke, by Quitclaim Deed from Daniel C. Clarke, Jr., of record in Instrument No. 20000425-0040917, in the Register's Office of Davidson County, Tennessee, dated April 24, 2000, and recorded on April 25, 2000. The said Mary A. Clarke died on April 15, 2023 testate, devising subject property to Daniel C. Clarke. See Probate Case 23P1595, Davidson County Seventh Circuit Court.

Being the same property conveyed to Daniel C. Clarke, Jr., and Mary A. Clarke, by Warranty Deed from Louise H. McCoy, of record in Book 4898, Page 418, in the Register's Office of Davidson County, Tennessee, dated March 17, 1975, and recorded on March 24, 1975.

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 LEALAND MANOR, as recorded in Plat Book 974, Page(s) 74 and 75.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1040, Page 620 and Book 1081, Page 643.

This is improved property located at 1114 Tyne Boulevard 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 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 15th day of August, 2024.

Carey Clarke Aron, Co-Trustee

Katherine Clarke Bird, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carey Clarke Aron, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Co-Trustee of the Mary A. Clarke Trust the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2024.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Clarke Bird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Co-Trustee of the Mary A. Clarke Trust the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of August, 2024.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028