THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748446

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,250,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2024.

Notary Public
My Commission Expires: 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 1180800 DEEDWARR
09/12/2024 08:42:30 AM 2 pgs
Fees: $13.00 Taxes: $19,425.00
20240912-0070296

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Counts Holdings LLC 253 Polk Road 13 Wickes, AR 71973	New Owner	Tax Parcel ID No. 131160016

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 **Counts Holdings LLC, an Arkansas 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:

Land in Davidson County, Tennessee, being Lot No. 13, BLOCK A on the MAP of GATEWAY ACRES, of record in Book 974, Page 73, Register's Office for said County.

Said Lot No. 13, Block A fronts 282.5 feet on the southwesterly margin of Sewanee Road and extends back 223.8 feet on the northwesterly line and 216.5 on the southeasterly line to a dead line in the rear, measuring 136.0 feet thereon.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Leslie M. Collins, unmarried, of record in Instrument No. 20220725-0084501, in the Register's Office of Davidson County, Tennessee, dated July 22, 2022, and recorded on July 25, 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.

Map of Gateway Acres at Book 974, Page 73.

Covenants, Conditions and Restrictions as set forth in Restrictions for Gateway Acres recorded in Book 1066, Page 402.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1153, Page 656.

Easement recorded in Book 5046, Page 1.

This is improved property located at 1129 Sewanee Road 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

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 August, 2024.

Stone Oak Builders, LLC

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

Stone Oak Builders, LLC

By: Joshua Robert Belville, Member,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stewart D. Bronson, Jr. and Joshua Robert Belville, 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 30th 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

True Copy Certification

I, Yvette Meldrum, 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 August 30, 2024.

Signature
August 30, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 30, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025