Prepared by
Record and Return To
Chapman and Rosenthal Title, Ir
10 Burton Hills Blvd , Suite 10
Nashville, TN 37215

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

CRT File No. 250149749

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2025

Notary Public
My Commission Expires _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2026

Karen Johnson
Batch # 1234266
02/05/2025 09 43 10 AM
Fees $13 00 Taxes $2,497 50

Davidson County
DEEDWARR
2 pgs

20250205-0008678

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Laurie H Belville 130 Hearthstone Manor Circle Brentwood TN 37027	New Owner	Tax Parcel ID No 160 15 0A 021.00

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 **Laurie H. Belville,** Unmarried, ("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 Unit No 21, Building No. 5 on the Plan of CONDOMINIUM SITE PLAN, PHASE II, HEARTHSTONE MANOR, A PART OF HEARTHSTONE P.U.D , of record in Plat Book 6200, Page 642, and Revised in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ronald Eugene Miller Forty-five percent (45%), Vivian Miller Hardison Forty-five percent (45%), Katherine M. McGaha Five percent (5%), Barbara Senseney Five percent (5%), devisees of the last will and testament of Vadis U. Miller, of record in Instrument No 20240725-0056297, in the Register's Office of Davidson County, Tennessee, dated July 24, 2024 and recorded on July 25, 2024

Being the same property conveyed to Cecil E. Miller and wife, Vadis U Miller, by Warranty Deed from William T. Moon and wife, Ruby M. Moon, of record in Book 9040, Page 562, in the Register's Office of Davidson County, Tennessee, dated August 05, 1993 and recorded on August 09, 1993 The said Cecil E. Miller died on September 19, 2017, then Vadis U. Miller died August 12, 2022 testate, devising subject property to heirs Ronald Eugene Miller Forty-five percent (45%), to her daughter Vivian Miller Hardison Forty-five percent (45%), to her granddaughter Katherine M. McGaha and her children Five percent (5%), and to her granddaughter Barbara Senseney and her children Five percent (5%) See Probate Case 22P1961, Davidson County in the Circuit Court.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM SITE PLAN, PHASE II, HEARTHSTONE MANOR, A PART OF HEARTHSTONE P.U.D, as recorded in Plat Book 6250, Page(s) 642; and Revised in Plat Book 6250, Page 492.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6424, Page 839 as being amended in Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230 as rerecord in Book 7393, Page 749; Book 7398, Page 907; Book 7403, Page 563; Book

11404, Page 149 and Instrument No. 20060510-0054690; Bylaws Amended in Book 7403, Page 568 and Instrument No. 20080624-0064983.

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 5409, Page 485.

Charter for Hearthstone Manor Homeowners Association Inc recorded as Book 6437, Page 852; Book 7679, Page 16 and Book 7769, Page 494

Common Open Space Deed recorded as Book 6582, Page 158.

Rules and Regulations record in Book 11749, Page 481, in Register's Office for Davidson County, Tennessee.

This is improved property located at 130 Hearthstone Manor Circle Brentwood TN 37027

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 4th day of February, 2025

Stone Oak Builders, LLC, a Tennessee limited liability company

BY: _____
Joshua Belville, Member

BY: _____
Stewart D. Bronson, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Belville and Stewart D Bronson, Jr., with whom I am personally acquainted, and who acknowledged themselves to be the Members of Stone Oak Builders, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 4th day of February, 2025

_____
Notary Public
My Commission Expires. _____

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