THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249960** Karen Johnson Davidson County Batch # 1245506 DEEDWARR 03/10/2025 02:28:20 PM 2 pgs Fees: $13.00 Taxes: $21,460.00 20250310-0017948	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,800,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2025. Notary Public My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

WARRANTY DEED

Address New Owner: John and Megan Fraher, Trustees 3922 Dorcas Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 16 0 044.00

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 **John M. Fraher and Megan M. Fraher, Trustees of the John M. and Megan M. Fraher 2011 Trust**, ("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 part of Lot No. 1 in the DIVISION OF HENRY W. COMPTON ESTATES, as of record in Plat Book 2, Page 58, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Dorcas Drive, said point being 539.1 feet from the intersection of Dorcas Drive and Abbott Martim Road; thence South 87 deg. 45 min. East 362 feet, more or less to a point; thence South 7 deg. 09 min. West 100 feet, more or less to a point; thence North 87 deg. 45 min West 357 feet, more or less to a point thence North 2 deg. 5 min. East 100 feet to the point of beginning.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from John Allen Tate and Benjamin Bogan Tate, Co-Executors of the Estate of Helen Tate and John Allen Tate and Benjamin Bogan Tate, individually, as Devisees of the Will of Helen Tate, of record in Instrument No. 20231113- 0087939, in the Register's Office of Davidson County, Tennessee, dated November 09, 2023, and recorded on November 13, 2023.

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 DIVISION OF HENRY W. COMPTON ESTATES, as recorded in Plat Book 2, Page(s) 58.

Declaration of Restrictions and Covenants recorded in Instrument No. 20250227-0014785.

This is improved property located at 3922 Dorcas 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 6th day of March, 2025.

Stone Oak Builders, LLC, a Tennessee limited liability company

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

BY: _____
Joshua R. Belville, Member/Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 6th day of March, 2025.

_____
Notary Public
My Commission Expires: _____

