WARRANTY DEED

Karen Johnson Davidson County
Batch # 1263117 DEEDWARR
04/22/2025 01:37:03 PM 2 pgs
Fees: $13.00 Taxes: $8,047.50

20250422-0030754

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Oak Builders, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	131 16 0 035.00
PO Box 1447		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STONEWALL COTTAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OAK STONE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 1 of Block "C" on the Map of the FIRST ADDITION TO GATEWAY ACRES, A PART OF THE OVERTON LEA ESTATES, as of record in Plat Book 1424, Page 9, in the Register's Office for said County, described according to a survey made by Blanchard & Parrish, Engineers, May 01, 1941, as follows:

Beginning on the Easterly margin of Clendenin Road, the corner of Lots Nos. 1 and 2; thence with the line between said two lots, South 82° 54' East 244.3 feet; thence North 8° 14' East 233.6 feet to the Southerly margin of Stonewall Drive, formerly Oakwood Lane; thence with said drive, Westwardly 53.1 feet, continuing with said drive, Westwardly 174.8 feet to the beginning of a curve; thence around said curve, in a Southwesterly direction 25 feet to the Easterly margin of Clendenin Road; thence with said road, Southwardly 206.9 feet to the beginning.

Being the same property conveyed to Stonewall Cottage, LLC, a Florida Limited Liability Company, by Warranty Deed from Kathryn Behm Celauro Bolton f/k/a Kathryn B. Celauro, of record in Instrument No. 20230901-0068672, in the Register's Office of Davidson County, Tennessee, dated August 25, 2023 and recorded on September 01, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1023 Stonewall Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of April, 2025

STONEWALL COTTAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: ELLIE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEMBER

BY: _____
KEVIN MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin Mongtomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Stonewall Cottage, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 21st day of April, 2025.

Commission expires:



Michelle Osborne
Notary Public

MO2025-405