Karen Johnson Davidson County
Batch# 1273370 DEEDWARR
05/14/2025 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250514-0038064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF _____) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). _____, Affiant Sworn to and subscribed before me this May 14th 2025. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ROBERT HAGAN STONE, Trustee	Legacy Home Loans, LLC	
ROBERT HAGAN STONE FAMILY TRUST dated July 2, 2024	DBA Steadfast Mortgage	169-03-0A-004.00
2208 Winthrop Way	408 Highway 76	
Nashville, TN 37221	White House, TN 37188	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ROBERT H. STONE (Grantor), an unmarried man, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ROBERT HAGAN STONE, Trustee of the ROBERT HAGAN STONE FAMILY TRUST dated July 2, 2024 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 Stephens Village West 116, as shown on Final Plat of record in Instrument No. 20210409-0047643, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20210428-0056721, and amended in Instrument No.20230106-0001193, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT H. STONE, an unmarried man, by STEPHENS VALLEY WEST, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument Number 20241206-0094733, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Current Davidson County and subsequent taxes are assumed by the Grantee;
2. Restrictions, dedications, conditions, reservations, easements and all other matters shown on the Final Plat of Stephens Village West 116, of record in Instrument No. 20210409--0047643, corrected by Surveyors Certificate of Correction in Instrument No. 20210428-0056721, as amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee;
3. Declaration of Protective Covenants, Conditions and Restrictions for Stephens Valley West Association, Inc., of record in Instrument No. 20230104-0000465, as amended in Instrument No. 20230217-0011725, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
4. By-Laws of Stephens Valley West Owners Association, Inc., attached as Exhibit "B" to the Master Deed recorded in Instrument No. 20230104-0000465, in the Register's Office for Davidson County, Tennessee;
5. Subject to Master Declaration of Protective Covenants, Conditions and Restrictions for Stephens Valley, of record in Book 7228, Page 879, as amended in Book 7444, Page 341; Book 7517, Page 716; Book 7629, Page 49 (corrected by Scriveners Affidavit in Book 7835, Page 214); Book 7898, Page 510 (corrected by Scriveners Affidavit in Book 7972, Page 331); Book 8733, Page361; Book 9110, Page 370 and Book 9197, Page 67, Registers Office for Williamson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
6. Restrictive Covenants for Detached Structure, of record in Instrument No. 20231004-0078175, in the Register's Office for Davidson County, Tennessee;
7. Easement to Comcast Cable Communications Management, LLC, of record in Instrument No. 20201201-0139311, in the Register's Office for Davidson County, Tennessee;
8. HVUD Public Utilities Easement, of record in Instrument No. 20170320-0026634, in the Register's Office for Davidson County, Tennessee;
9. Tree Protection Easement, of record in Instrument No. 20180131-0009708, in the Register's Office for Davidson County, Tennessee;
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20200310-0026820, in the Register's Office for Davidson County, Tennessee;
11. Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20170818-0085295, in the Register's Office for Davidson County, Tennessee;
12. Grant of Sign Easement, of record in Instrument No. 20130523-0052477, in the Register's Office for Davidson County, Tennessee;
13. Declaration of Land Use Restriction, of record in Instrument Number 20130523-0052479, in the Register's Office for Davidson County, Tennessee;
14. Joint Access Easement, of record in Instrument Nos. 20200626-0009237 and 20200626-0069238, in the Register's Office for Davidson County, Tennessee;
15. Easement in Deed of record in Book 6503, Page 161, in the Register's Office for Davidson County, Tennessee;
16. Deed to the State of Tennessee, of record in Book 6802, Page 898, and Final Judgment to the State of Tennessee recorded in Book 5154, Page 820, in the Register's Office for Davidson County, Tennessee;
17. Agreement for Dedication of a Driveway Easement, of record in Instrument No. 20200002-0056303, in the Register's Office for Davidson County, Tennessee; and
18. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements,

rights of way for public utilities, and all other matters of record applicable to this property.

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The property is known as 2208 Winthrop Way, Nashville, TN 37221.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on May 14th, 2025.

ROBERT H. STONE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT H. STONE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 14th, 2025.

NOTARY PUBLIC

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 May 14, 2025.

5/14/25

THOMAS K. WHITE Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 14th day of May, 2025.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025