THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250550853**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ W.M. The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2025. Notary Public My Commission Expires: 2-7-29

Karen Johnson Davidson County
Batch# 1275782 DEEDWARR
05/20/2025 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20250520-0039747

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Pamela Standish and David Standish 5125 Millbrook Drive Nashville TN 37221	Send Tax Bills To: Cadence Bank P O Box 3356 Tupelo, MS 38803-3356	Tax Information: Tax Parcel ID No. 155-15-0A-136.00-CO

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, **The Advantage Trust, a Tennessee Grantor Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Standish and David Standish, wife and husband**, ("Grantees"), their 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. 136 on the Plan of Revision of Stonemeade, Section II of record in Plat Book 7900, Page 525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Advantage Trust, a Tennessee Grantor Trust by Quitclaim Deed from Janice T. Dotson of record in Instrument No. 20250428-0032463 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on April 28, 2025.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the P.U.D. Boundary Plat of Stonemeade, of record in Plat Book 6900, Page 799, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Stonemeade, Section II, of record in Plat Book 7900, Page 525, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7701, Page 290, Book 8349, Page 43 and Book 8810, Page 840, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7701, Page 290 (Exhibit "B") and as amended in Book 8517, Page 992, in the Register's Office for Davidson County, Tennessee.

Charter of Stonemeade Homeowner's Association of record in Book 7920, Page 728, in the Register's Office for Davidson County, Tennessee.

Deed(s) of Conveyance to Metro Government for water and sewerage services of record in Book 9531, Page 80 and Book 9531, Page 84, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Book 9740, Page 967, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Line of record in Book 7142, Page 460, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5125 Millbrook Drive Nashville TN 37221

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 20th day of May, 2025.

The Advantage Trust, a Tennessee Grantor Trust

BY: Mark C. Faubel
Mark C. Faubel, Trustee

BY: Ryan Bosler
Ryan Bosler, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, Mark C. Faubel and Ryan Bosler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the trustees of the The Advantage Trust, a Tennessee Grantor Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of May, 2025.

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

James Alexander
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 02/28/2026

Certificate of Authenticity

I, James Alexander, 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 5/20/25.

Date

Affiant Signature

5/20/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

I, Sheri Engel, 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 this 20th day of May, 2025

Sheri Engel

Dated 5/20/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 20th day of May, 2025

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY