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

CRT File No. 250952367

Karen Johnson
Batch # 1335391
10/17/2025 11 38 56 AM
Fees $13 00 Taxes $20,720 00

Davidson County
DEEDWARR
2 pgs

20251017-0082928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,600,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2025.

Notary Public
My Commission Expires: 3/2/2028

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trey Cushman and April Cushman 894 Van Leer Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 132 14 0 012.00

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 **Trey Cushman and April Cushman, husband and wife**, ("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 Lot No. 104 on the Plan of OAK HILL VALLEY, as of record in Plat Book 1835, Pages 15 & 16, 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 Stone Oak Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Debra Bryant Duran, Trustee of the Debra Bryant Duran Revocable Trust of June 8, 2022, an undivided 16.67% interest; Dora-Lynne Bryant, Trustee of the Dodie Bryant Trust uta dated December 6, 2017, an undivided 16.66% interest; Eugene Kent Bryant, Trustee of the Eugene Kent Bryant and Janis Sonzena-Bryant Living Trust uta dated February 23, 2004, an undivided 16.67% interest; and Eugene Kent Bryant, Debra Gay (Bryant) Duran, and Dora-Lynne Bryant, being the Heirs of and Devisees of the estate of Dorothy Bryant, together having an undivided 50% interest, of record in Insturment No. 20240423-0029052, in the Register's Office of Davidson County, Tennessee, dated April 19, 2024, and recorded on April 23, 2024.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL VALLEY, as recorded in Plat Book 1835, Page(s) 15 & 16.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 931, Page 53; Book 1788, Page 186 and Book 1809, Page 539.

This is improved property located at 894 Van Leer Drive Nashville TN 37220

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 15th day of October, 2025.

Stone Oak Builders LLC

By: Joshua Robert Belville, Member

Stone Oak Builders LLC

By: Stewart D. Bronson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Joshua Robert Belville and Stewart D Bronson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of Stone Oak Builders LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 15th day of October, 2025.

Notary Public
My Commission Expires

