Prepared by
[illegible] and Return To
[illegible] Residential Title [illegible]
[illegible], Suite [illegible]

This Instrument Prepared By
C WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

Karen Johnson
Batch # 1357493
12/12/2025 01 58 26 PM
Fees $13 00 Taxes $5,735 00

Davidson County
DEEDWARR
2 pgs

20251212-0099245

WARRANTY DEED

GRANTOR: Jennifer Dawn Evans

GRANTEE: Stone Oak Builders LLC, a Tennessee Limited Liability Company

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND 00/100 AND 00/100 **($1,550,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **Jennifer Dawn Evans, a married woman,** have bargained and sold and does hereby bargain, sell, convey, and confirm unto **Stone Oak Builders LLC, a Tennessee Limited Liability Company,** the following described real estate, being more fully described as follows

Land in Davidson County, Tennessee, being Lot No 4 on the Plan of Donna Heights of record in Plat Book 2083, Page 17, 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 Jennifer Dawn Evans by Warranty Deed from Haylee Hall and Dwight Currey Hall, wife and husband of record in Instrument No 20200213-0016617 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 13, 2020

WILLIAM SUMNER EVANS, JR , joins in this instrument for the purposes of conveying any interest she may have in said pi operty by reason of his marriage to JENNIFER DAWN EVANS

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Stone Oak Builders LLC, a Tennessee Limited Liability Company,** her heirs and assigns forever And we do covenant with the said **Stone Oak Builders LLC, a Tennessee Limited Liability Company,** that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to **Stone Oak Builders LLC, a Tennessee Limited Liability Company,** their heirs and assigns against lawful claims of all persons whomsoever

WITNESS OUR HANDS THIS 12 DAY OF December, 2025

Jennifer Dawn Evans

William Sumner Evans, Jr

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 12 day of December, 2025 before me, personally appeared Jennifer Dawn Evans and William Sumner Evans, Jr to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed

Notary Public
My Commission Expires _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/21/2029
MAURY COUNTY

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($1,550,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Subscribed and sworn to before me, this 12 day of December, 2025

Notary Public
My Commission Expires _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Map/Parcel ID 116-16-0-141 00

PROPERTY ADDRESS 4004 Wallace Lane Nashville, TN 37215

SEND TAX BILLS TO NEW OWNER, Stone Oak Builders LLC, a Tennessee Limited Liability Company [redacted] P.O. Box 1447 Brentwood, TN 37024