WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369486 DEEDWARR
01/13/2026 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,988.75
20260113-0003214

Y-C-26-6924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
(AFFIX SEAL) MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph John Azoulay and Cheryl Azoulay	**Joseph Azoulay and Cheryl Azoulay**	
(NAME) **6924 Stone Run**	(NAME) **6924 Stone Run**	**180-03-0A-007.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMANTHA ROSE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH JOHN AZOULAY AND CHERYL AZOULAY, HUSBAND AND WIFE, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section 1A, Stone Creek Park, R20 Residential P.U.D of record in Plat Book 9700, Page 266 and amended in Book 9700, Page 329 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 Samantha Rose, a single woman by Warranty Deed from Dawson Bryant and wife, Grayson Bryant of record in Instrument No. 20190808-0078740 Register's Office for Davidson County, Tennessee, dated August 06, 2019 and recorded on August 08, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 266 and amended in Book 9700, Page 329, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
- Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area to Stone Creek Park Subdivision Homeowner's Association of record in Book 10763, Page 909, in the Register's Office for Davidson County, Tennessee.
- Easement for encroachment of record in Book 10487, Page 632, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress in Favor of Beech Hill Properties, L.P., a Tennessee of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6924 Stone Run, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF JANUARY, 2026.

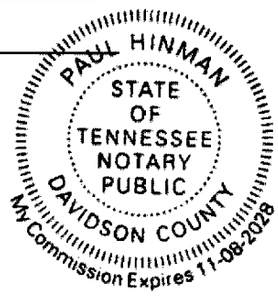
Samantha Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA ROSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



AMT Title Services File Number:NTN-1422953

Borrower Last Name: Azoulay

Appendix A
Legal Description

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section 1A, Stone Creek Park, R20 Residential P.U.D of record in Plat Book 9700, Page 266 and amended in Book 9700, Page 329, 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 Dawson Bryant and wife, Grayson Bryant by Warranty deed from Terri L. McNeilage N/K/A Terri Bowen of record in Instrument No. 20160104-0000230 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 04, 2016. (Value of consideration shown in aforementioned deed $289,900.00.) Being also known as 6924 Stone Run Drive Nashville, Tennessee 37211.

Being the same property or a portion of the same property conveyed to Samantha Rose, A Single Woman by Instrument dated August 6, 2019 from Dawson Bryant and wife, Grayson Bryant filed on August 8, 2019 as Document Number 20190808-0078740 in the Davidson County records.

Commonly known as: 6924 Stone Run Drive, Nashville, TN 37211 in the County of Davidson

Parcel Number: 180 03 0A 007.00

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, do herby 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 1-8-26 (date of document).

Affiant Signature

1-8-26

Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 8th day of January, 2026.

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Notary's Signature

MY COMMISSION EXPIRES: June 23, 2027

NOTARY'S SEAL: