THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755142** Karen Johnson Davidson County Batch # 1453260 DEEDWARR 08/03/2026 12:37:07 PM 2 pgs Fees: $13.00 Taxes: $3,792.50 20260803-0071201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2026. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Stone Oak Builders LLC P.O. Box 1447 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 01 0 074.00

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, **Thomas W. Gilman and Geniese G. Gilman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders LLC, a Tennessee Limited Liability Company**, ("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. 117 on the Map of ROLLING MEADOWS, as of record in Plat Book 1424, Pages 98 and 99.

Said Lot fronts 105 feet on the Westerly side of General Bates Drive and runs back 230.3 feet on the Northerly line and 252.1 feet on the Southerly line, to a dead line on which it measures 130 feet.

Being the same property conveyed to Thomas W. Gilman and wife, Geniese G. Gilman, by Warranty Deed from James A. McNamee and wife, Barbara P. McNamee, of record in Book 5358, Page 134, in the Register's Office of Davidson County, Tennessee, dated October 30, 1978, and recorded on October 31, 1978.

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 ROLLING MEADOWS, as recorded in Plat Book 1424, Page(s) 98 and 99.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1628, Page 621.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1713, Page 420.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4116, Page 563.

This is improved property located at 4049 General Bate Drive Nashville TN 37204

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 31st day of July, 2026.

Thomas W. Gilman

Geniese G. Gilman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas W. Gilman and Geniese G. Gilman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

Notary Public
My Commission Expires: _____

