398

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 203892 **DEEDWARRSP**
03/08/2019 12:31:08 PM 2 pgs
Fees: $13.00 Taxes: $2,296.25

20190308-0021506

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,607.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KAREN WILLIAMSON
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michelle Nguyen | NEW OWNER | 103060J00100CO |
| (NAME) | (NAME) | |
| 5541 Knob Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Ridgemont Homes, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michelle Nguyen, a single woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 5541 KNOB ROAD COTTAGES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180621-0060001, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company by Warranty Deed from Nell Frosh Haggard, married, dated November 30, 2017 and recorded December 06, 2017 of record in Instrument No. 20171206-0124606, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201806210060001, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or

restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5541 Knob Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 6th day of March, 2019.

Ridgemont Homes, LLC

By: _____

Kevin Dattilo, Sole Member

State Tennessee
County Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Ridgemont Homes, LLC and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 6th day of March, 2019.

_____

Notary Public

My Commission Expires: 2-2-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**