Karen Johnson Davidson County
Batch# 452121 DEEDQC
08/06/2020 02:14:30 PM 6 pgs
Fees: $37.00 Taxes: $0.00
20200806-0087704

Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Ave. S, Suite 200
Franklin, TN 37064

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Dalamar Homes, LLC 130 Belle Forest Circle Nashville, TN 37221	NEW OWNER	Part of 128000013.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose to transfer title in the names of Dalamar Homes, LLC, a Tennessee limited liability company and to accurately reflect an updated legal description, and now, Dalamar Homes, LLC, a Tennessee limited liability company , **("Grantor")**, does hereby quitclaim and convey his interest unto K. Thomas Sidwell, Trustee, their successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Attached Exhibit "A" for legal description
Attached Exhibit "B" for survey

Being part of the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Deed from Mark E. O'Neill of record in Instrument No. 20150603-0051629, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Dalamar Homes, LLC

By: Dayla Martin
Its: Secretary

Said property is commonly known as: 0 Hallows Drive, Nashville, TN

And now, I, the said K. Thomas Sidwell, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Dalamar Homes, LLC, a Tennessee limited liability company**, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 6th day of August, 2020.

K. Thomas Sidwell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dayla Marin, with whom I am personally acquainted (or who proved to me ~~his/her~~ identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Dalamar Homes, LLC., the within named bargainor, a Tennessee limited liability company, and that as such Secretary executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office this 6th day of August, 2020.

Notary Public Erika Root
My Commission Expires: May 9, 2023

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of August, 2020.

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

K. L

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2020.

Kimberly D Hicks

Notary Public

My Commission Expires: 2-21-22

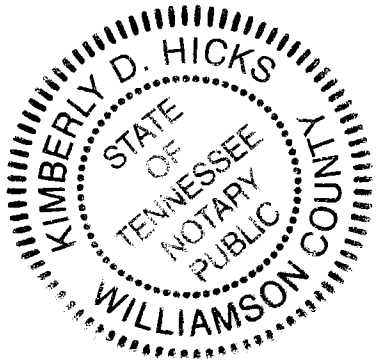


Exhibit "A"

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed, of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at an easterly corner of the Resubdivision of Building Site No. 3 Sycamore Glen, of record in Plat Book 6250, Page 457, R.O.D.C.,TN, thence along said line North 63 degrees, 13 minutes, 23 seconds West, a distance of 220.75 to a capped iron rod set, said rod being the point of beginning of the herein described land;

thence continuing along said line, North 63 degrees, 13 minutes, 23 seconds West, a distance of 1,159.39 feet to a capped iron rod set along the line of Robert D. Bell, of record in Instrument Number 20061103-0137282, R.O.D.C.,TN;

thence along the line of Bell, North 28 degrees, 23 minutes, 25 seconds East, a distance of 66.00 feet to a capped iron rod set;

thence South 74 degrees, 23 minutes, 59 seconds East, a distance of 468.79 feet to a leaning 5/8" iron rod, said rod being the southwesterly corner of Norma C. Guye, of record in Instrument Number 20140324-0024103, R.O.D.C.,TN;

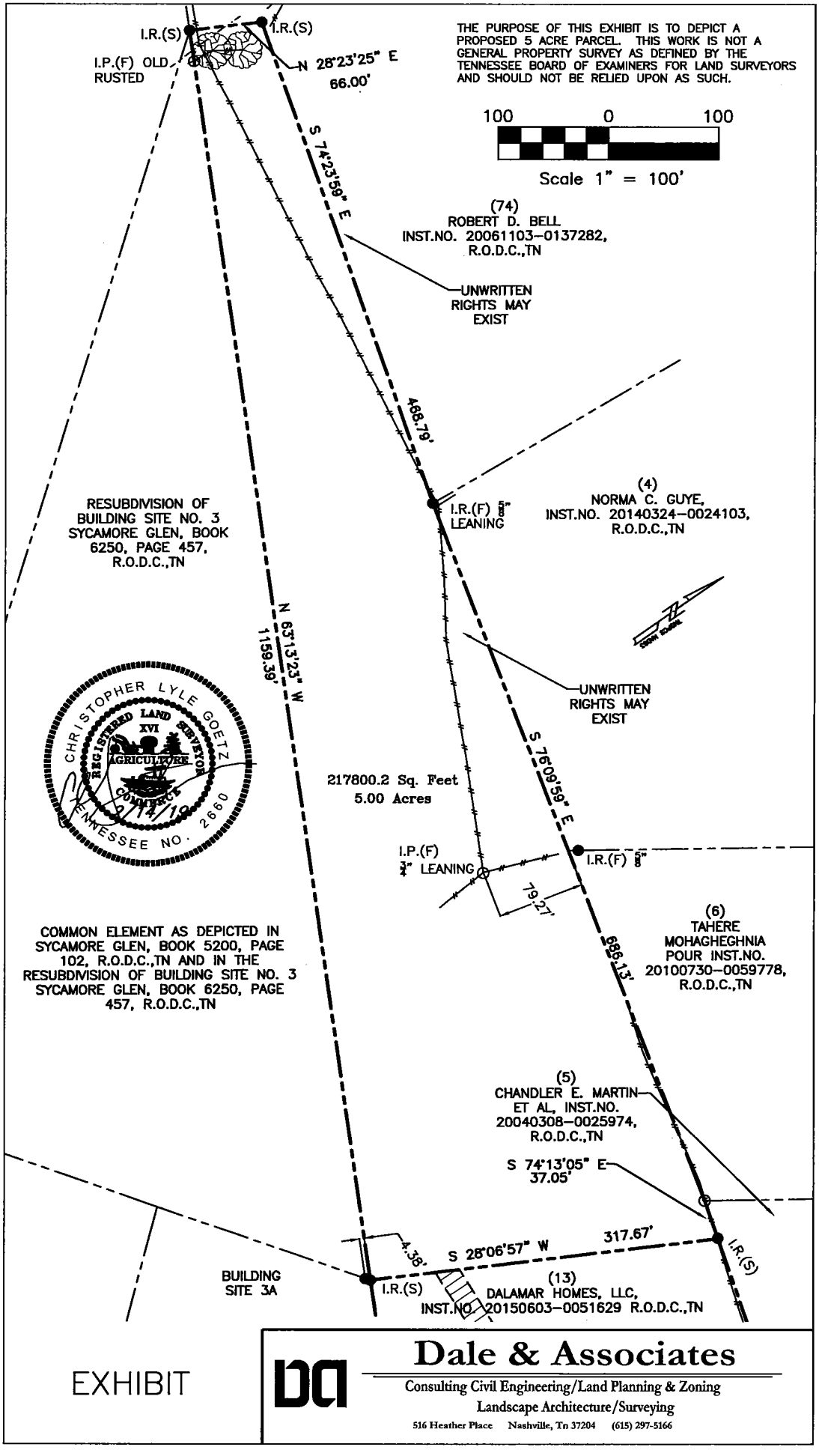
thence South 76 degrees, 09 minutes, 59 seconds East, a distance of 686.13 feet to the south easterly corner of Tahere Mohagheghnia Pour, of record in Instrument Number 20100730-0059778, R.O.D.C.,TN;

thence along the line of Chandler Martin, et al, of record in Instrument Number 20040308-0025974, R.O.D.C.,TN, South 74 degrees, 13 minutes, 05 seconds East, a distance of 37.05' feet to a capped iron rod set;

thence leaving said line along a new severance line, South 28 degrees, 06 minutes, 57 seconds West, a distance of 317.67 feet to the point of beginning, having an area of 217,800.2 square feet or 5.00 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 14, 2019 is based on survey work conducted by Dale and Associates in the fall of 2015 under Project No. 15270.

EXHIBIT "D"


I.R.(S)
I.R.(S)
I.P.(F) OLD RUSTED
N 28°23'25" E
66.00'
THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A PROPOSED 5 ACRE PARCEL. THIS WORK IS NOT A GENERAL PROPERTY SURVEY AS DEFINED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS AND SHOULD NOT BE RELIED UPON AS SUCH.
100 0 100
Scale 1" = 100'
S 74°23'59" E
(74)
ROBERT D. BELL
INST.NO. 20061103-0137282,
R.O.D.C.,TN
UNWRITTEN RIGHTS MAY EXIST
468.79'
RESUBDIVISION OF BUILDING SITE NO. 3 SYCAMORE GLEN, BOOK 6250, PAGE 457, R.O.D.C.,TN
I.R.(F) 5/8" LEANING
(4)
NORMA C. GUYE,
INST.NO. 20140324-0024103,
R.O.D.C.,TN
N 63°13'23" W
1159.39'
UNWRITTEN RIGHTS MAY EXIST
S 76°09'59" E
217800.2 Sq. Feet
5.00 Acres
I.P.(F) 3/4" LEANING
I.R.(F) 5/8"
79.27'
686.13'
(6)
TAHERE MOHAGHEGHNIA
POUR INST.NO.
20100730-0059778,
R.O.D.C.,TN
COMMON ELEMENT AS DEPICTED IN SYCAMORE GLEN, BOOK 5200, PAGE 102, R.O.D.C.,TN AND IN THE RESUBDIVISION OF BUILDING SITE NO. 3 SYCAMORE GLEN, BOOK 6250, PAGE 457, R.O.D.C.,TN
(5)
CHANDLER E. MARTIN ET AL, INST.NO.
20040308-0025974,
R.O.D.C.,TN
S 74°13'05" E
37.05'
317.67'
S 28°06'57" W
4.38'
I.R.(S)
I.R.(S)
BUILDING SITE 3A
(13)
DALAMAR HOMES, LLC,
INST.NO. 20150603-0051629 R.O.D.C.,TN
CHRISTOPHER LYLE GOETZ
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2660
2/14/19
EXHIBIT
Dale & Associates
Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying
516 Heather Place Nashville, Tn 37204 (615) 297-5166

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

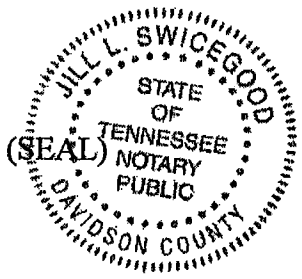
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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