SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,090.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2020.

_____
Notary Public

MY COMMISSION EXPIRES: 9-17-2021
(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Bartlett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawna Carter	New Owner	033 13 0B 008.00
(NAME)	(NAME)	
316 Hidden Springs Cove		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 456647 DEEDWARRSP
08/13/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,347.13
20200813-0090941

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, **Dalamar Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shawna Carter, a single woman, and Rachael Sykes, a single woman as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 8, on the plan of FINAL PLAT PHASE 3 HIDDEN SPRINGS A CLUSTER LOT DEVELOPMENT, as shown plat of record in Instrument 20190807-0078397, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed from Daryl Adler and Nelson Holt, as tenants in common, dated 02/13/2020, of record in Instrument 20200213-0016822, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2020 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument 20190807-0078397, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20160908-0094712, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7885, Page 733, in the Register's Office for Davidson County, Tennessee.
Easements contained in Deeds of record in Instrument 20061005-0123600, Instrument 20091113- 0104739 and Instrument 20141201-0109458, in the Register's Office for Davidson County, Tennessee.

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 ☒ 316 Hidden Springs Cove, Nashville, TN 37207

(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), their heirs and/or 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), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 13th day of August, 2020.

Dalamar Homes, LLC, a Tennessee limited liability company

By: _____
Kim Hicks
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kim Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Dalamar Homes, LLC, a Tennessee limited liability company and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Authorized Agent.

Witness my hand and Official seal this 13th day of August, 2020.

_____
Notary Public:
My Commission Expires: 7-17-2021

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

George Ziadeh
State of Tennessee Notary Public
Williamson County

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.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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