Karen Johnson Davidson County
Batch# 464651 DEEDWARR
08/26/2020 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20200826-0096727

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Dalamar Homes, LLC<br>130 Belle Forest Circle<br>Nashville, TN 37221 | New Owner | 033-13-0-B-005.00CO |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daryl Adler and Nelson Holt, as tenants in common,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5, on the Final Plat, Phase 3, Hidden Springs, a Cluster Lot Development, of record in Instrument No. 20190807-0078397, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Daryl Adler and Nelson Holt, as tenants in common by Warranty Deed dated 11/25/2014 from CapStar Bank, a Tennessee banking corporation, successor-by-merger to American Security Bank & Trust of record in Instrument 201412010109458, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

- All matters as set forth per plat of record in Instrument 20190807-0078397, 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, Register's Office for Davidson County, Tennessee.
- Easements set forth in Deeds of record in Instrument 200610050123600, Instrument 200911130104739 and Instrument 201412010109458, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201609080094712, Register's Office for Davidson County, Tennessee.
- County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of August, 2020.

_____(SEAL)
Daryl Adler

_____(SEAL)
Nelson Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2020, before me personally appeared Daryl Adler and Nelson Holt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26 day of August, 2020.

Notary Public
My commission expires: 7-17-2021
File No. 2020-265

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.

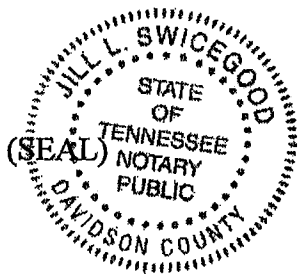
Attorney or Custodian

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.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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