Karen Johnson Davidson County
Batch# 544834 DEEDWARR
01/04/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210104-0000950

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-2021

(AFFIX SEAL)

George Ziadeh State of Tennessee Notary Public Williamson County

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dalamar Homes, LLC, a Tennessee limited liability company | New Owner | 128-00-0-202.00 |
| (NAME) | (NAME) | |
| 130 Belle Forest Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **Debar Land Company, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company**, 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 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 uncapped 5/8" iron rod, said rod being the southeasterly corner of Lot 5, Sycamore Glen, of record in Plat Book 5200, Page 102, R.O.D.C., TN, thence North 23 degrees, 52 minutes, 25 seconds West, a distance of 21.34 feet to a capped iron rod set, said rod being the point of beginning for the herein described land; thence continuing along said Sycamore Glen, North 23 degrees, 52 minutes, 25 seconds West, a distance of 302.12 feet to an uncapped 5/8" rod; thence along a new severance line, North 30 degrees, 19 minutes, 41 seconds East, a distance of 638.17 feet to a capped iron rod set along the southerly line of Chandler E. Martin, et al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN; thence along the line of Martin, South 74 degrees, 13 minutes, 05 seconds East, a distance of 63.30 feet to a capped iron rod; thence North 82 degrees, 10 minutes, 11 seconds East, a distance of 76.74 feet to a capped iron rod set; thence along a new severance line, South 08 degrees, 47 minutes, 33 seconds East, a distance of 406.01 feet to a capped iron rod set, said rod being the northern most corner of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN, thence with the line of Sidwell for the following 3 calls, South 60 degrees, 28 minutes, 55 seconds West, a distance of 219.20 feet to a capped iron rod set; thence South 08 degrees, 54 minutes, 24 seconds West, a distance of 142.09 feet to a capped iron rod set; thence South 44 degrees, 46 minutes, 07 seconds East, a distance of 86.44 feet to a capped iron rod set; thence leaving the line of Sidwell and with the line of Kevin Martin and Dayla Martin, of record in Instrument Number 20160907-0094061, R.O.D.C., TN, South 66 degrees, 07 minutes, 35 seconds West, a distance of 270.21 feet to the point of beginning, having an area of 231,246.7 square feet or 5.31 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 27, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

Being the same property conveyed to Dayla Martin by Quit Claim Deed dated 06/19/2017 from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201706220062865, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debar Land Company, LLC, a Tennessee limited liability company by Quit Claim Deed dated 12/31/2020 from Dayla Martin, of record in Instrument 202101040000949, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Real property taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.
Right of Way Easement of record in Book 4589, Page 112, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201901070001590, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201901070001658, Register's Office for Davidson County, Tennessee.
Shared Driveway Easement Agreement of record in Instrument 201905290050757, Register's Office for Davidson County, Tennessee.
Water and Sewer Line Easement Agreement of record in Instrument 201909260098207, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201912230132170, said Register's Office.
Agreement for Dedication of a Public Utilities Easement of record in Instrument 202002260021449, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of a Public Utilities Easement of record in Instrument 202002260021456, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 202003100026879, said Register's Office.

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 ☐ property, known as 7550 Hallows Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the 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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 31st day of December, 2020.

DEBAR LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Dayla R. Martin
Secretary

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 31st day of December, 2020.

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

George Ziadeh
State of Tennessee Notary Public
Williamson County

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

## 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.

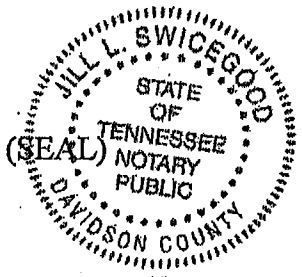
Attorney or Custodian

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



202101040000950