Karen Johnson Davidson County
Batch# 615992 DEEDWARR
04/15/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210415-0050612

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 14th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(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	128-00-0-204.00
(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:

Beginning at a 5/8" uncapped iron rod, said rod being the southeasterly corner of the Resubdivision of Building Site No. 3 Sycamore Glen, of record in Plat Book 6250, Page 457, R.O.D.C., TN and also being a westerly corner of land conveyed by Quitclaim Deed to Dayla Martin, of record in Instrument Number 20170622-0062865, R.O.D.C., TN;

thence along the subdivision line and with the westerly line of the aforementioned Dalamar Homes, North 23 degrees, 57 minutes, 40 seconds West, a distance of 344.99 feet to a capped iron rod set in a tree stump;

thence North 63 degrees, 13 minutes, 23 seconds West, a distance of 220.75 feet to a capped iron rod set;

thence along a new severance line, North 28 degrees, 06 minutes, 57 seconds East, a distance of 317.67 feet to a capped iron rod set, said rod being along the southerly line of Chandler E. Martin, 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 529.76 feet to a capped iron rod set;

thence along the line of Dayla Martin, South 30 degrees, 20 minutes, 02 seconds West, a distance of 638.19 feet to the point of beginning, having an area of 217,800.1 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 and is based on survey work conducted by Dale and Associates in the fall of 2015 under Project No. 15270.

Being the same property conveyed to Matthew Martin, a married man by Quitclaim Deed dated 05/09/2019 from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument 201905130044635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debar Land Company, LLC, a Tennessee limited liability company by Quitclaim Deed from Matthew Martin, of record in Instrumen202104150050611, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions of record in Instrument 202012090143825, said Register's Office.

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.
Agreement for Dedication of Public Utilities Easement of record in Instrument 202002260021457, Register's Office
for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 202003100026866, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.

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 7567 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 14th day of April, 2021.

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 14th day of April, 2021.

Notary Public _____
My Commission Expires: 9-17-2021

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.

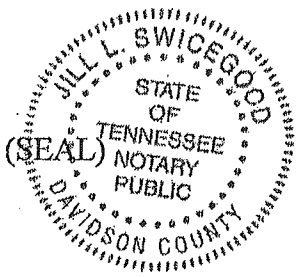
Attorney or Custodian

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.



Notary Public

My Commission Expires: July 9, 2022

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