Karen Johnson Davidson County
Batch# 644116 DEEDWARR
05/26/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20210526-0071118

WARRANTY DEED

STATE OF TENNESSEE, Texas
COUNTY OF Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2021.

JANIERO HUNTER
Notary Public, State of Texas
Comm. Expires 07-07-2022
Notary ID 129876062

Notary Public

MY COMMISSION EXPIRES: 7-7-2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dalamar Homes, LLC	New Owner.	Part of 128-36.00
(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 and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Merko Investments LLC, a Texas Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dalamar Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 13 on the Final Plat of Phase 1, Section 2, of Still Springs Ridge, as shown by a plat of record in Instrument No. 20210309-0030936, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Merko Investments LLC, a Texas Limited Liability Company by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments LTD, a Delaware Corporation and Trianon Developments LTD, a Delaware Corporation dated August 15, 2018 and recorded August 16, 2018 as Instrument No. 20180816-0081209, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced plat.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as Lot 13 Still Springs Ridge Subdivision, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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 our hands this 21 day of May, 2021.

Merko Investments LLC
A Texas Limited Liability Company

BY: _____
Alp Tekin Yilmaz, Managing Member

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alp Tekin Yilmaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member, and is authorized to execute the instrument on behalf of Merko Investments LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Managing Member.

Witness my hand and official seal, this the 21 day of May, 2021.

_____
Notary Public

My Commission Expires: 7-7-2022

(SEAL)

JANIERO HUNTER
Notary Public, State of Texas
Comm. Expires 07-07-2022
Notary ID 129876062

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.

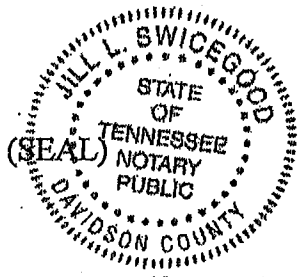
Attorney or Custodian

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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