Karen Johnson Davidson County
Batch# 720966 DEEDWARRSP
09/21/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,368.33
20210921-0126830

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,360.00

Bradley Reid Koenig II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2021.

Kimberly D Hicks
Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, 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
Bradley Reid Koenig II	New Owner	128-00-0-195.00
(NAME) 7540 Hallows Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **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 **Bradley Reid Koenig II and Mohammed Anowar Hossain, husband and husband,** 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 an iron rod set at the Northwest corner of Lot 32, Section Two, Dunaway Woods, of record in Book 9700, Page 284, R.O.D.C., TN thence with a non-tangential curve turning to the left with an arc length of 37.60 feet, having a radius of 50.00 feet, a chord bearing of North 57 degrees, 57 minutes, 09 seconds West, and a chord length of 36.72 feet to an iron rod set; said point being the southeastern property corner of Kevin and Dayla Martin, Instrument number 20160907-0061061 R.O.D.C., TN; thence along the eastern line of said property for the next four calls:

thence North 14 degrees, 55 minutes, 47 seconds East, a distance of 195.41 feet to a point; thence North 55 degrees, 20 minutes, 14 seconds West, a distance of 287.77 feet to a point; thence North 37 degrees, 03 minutes, 38 seconds West, a distance of 370.26 feet to a point; thence North 10 degrees, 43 minutes, 44 seconds West, a distance of 68.45 feet to a point; thence leaving said line with a new partition line for the following six calls:

thence North 44 degrees, 46 minutes, 07 seconds West, a distance of 86.44 feet to a point; thence North 08 degrees, 54 minutes, 24 seconds East, a distance of 142.09 feet to a point; thence North 60 degrees, 28 minutes, 55 seconds East, a distance of 219.20 feet to a point; thence South 31 degrees, 07 minutes, 42 seconds East, a distance of 188.86 feet to a point; thence South 08 degrees, 37 minutes, 33 seconds East, a distance of 264.67 feet to a point; thence South 47 degrees, 33 minutes, 55 seconds East, a distance of 164.37 feet to an iron rod with a Ragan Smith cap, said iron rod being the northwestern corner of Lot 14, Section One, Dunaway Woods, of record in Book 5200,
Page 132, R.O.D.C., TN; thence along the western line of said subdivision for the following three calls;

thence South 23 degrees, 25 minutes, 16 seconds East, a distance of 229.23 feet to an iron rod set; thence South 26 degrees, 07 minutes, 23 seconds East, a distance of 224.15 feet to a Ragan Smith iron rod; thence South 23 degrees, 35 minutes, 28 seconds East, a distance of 31.82 feet to a Ragan Smith iron rod; thence with the northerly line of the aforementioned Lot 32, South 66 degrees, 30 minutes, 03 seconds West, a distance of 174.14 feet to the point of beginning, having an area of 217,800.46 square feet or 5.00 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 28th, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 02/12/2020 from Debar Land Company, LLC, a Tennessee Limited Liability Company, of record in Instrument 20200212-0016184, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
Right of Way Easement of record in Book 4589, Page 112, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20190107-0001590, in the Register's Office for Davidson County, Tennessee.
Shared Driveway Easement Agreement of record in Instrument 20190529-0050757, in the Register's Office for Davidson County, Tennessee.
Water and Sewer Line Easement Agreement of record in Instrument 20190926-0098207, 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 ☒ 7540 Hallows Drive, Nashville, TN 37221
(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 17th day of September, 2021.

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 17th day of September, 2021.

_____
Notary Public:
My Commission Expires: 9/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

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

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 17, 2021.

Kimberly D Hicks
Affiant
Date: 9/17/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of September, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON