

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 731461 DEEDWARRSP
10/07/2021 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20211007-0134976

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~DAVIDSON~~ Orange

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2021.

Notary Public

MY COMMISSION EXPIRES:
(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, a Tennessee Limited Liability Company	NEW OWNER	Part of 128-36.00
(NAME) 130 Belle Forest Circle	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned 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 referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee and being Lot No. 91 on the Final Plat of Phase 1, Section 1, Still Springs Ridge, as shown by a plat of record in Instrument No. 20210225-0023471, 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 91 Still Springs Ridge Subdivision, Phase 1, Section 1, 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 said GRANTEE(S), his/her/their heirs and 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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 1 day of October, 2021.

Merko Investments LLC
A Texas Limited Liability Company

BY: _____
Alp Tekin Yilmaz, Managing Member

STATE OF California

COUNTY OF Orange

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 1st day of October, 2021.

_____
Notary Public

My Commission Expires: 7/29/2022

(SEAL)

BRANDON U. LEON
COMM. #2251744
Notary Public - California
Orange County
My Comm. Expires July 29, 2022

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 October 1, 2021.

Kimberly D Hicks
Affiant
Date: 10/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of October, 2021

Notary Public

My Commission Expires: 3/25/23

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