SPECIAL WARRANTY DEED

DANIEL SCARBOROUGH
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 $435,382.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/31/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad Street, Ste 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelley A. Carr	CrossCountry Mortgage LLC	128150C01300CO
(NAME)	(NAME)	
7209 Still Spring Hollow Drive	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 833765 DEEDWARRSP
04/04/2022 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,610.91
20220404-0038461

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, I/we **Dalamar Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kelley A. Carr, a single woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the plan of FINAL PLAT PHASE 1 SECTION 2 STILL SPRINGS RIDGE, as shown on plat of record in Instrument 20210309-0030936, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, A Tennessee Limited Liability Company by Warranty Deed 05/21/2021 from Merko Investments LLC, A Texas Limited Liability Company, of record in Instrument 20210526-0071118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Instrument 202103090030936, (2) Covenants, conditions, easements and restrictions recorded in Instrument 20130924-0100444, (3) Covenants, conditions, easements and restrictions recorded in Instrument 20210428-0056868, (4) Agreement for Dedication of Easements of record in Book 5222, Page 751 and Book 5222, Page 754, (5) Agreement for Dedication of Easement for Water Line of record in Book 7542, Page 232 and Book 9024, Page 489, (6) Agreement for Dedication of Public Utilities Easement of record in Book 9740, Page 971, Instrument 20030929-0143465 and Instrument 20000120-0006745, (7) Inspection and Maintenance Agreement of record in Instrument 20070925-0114135, and (8) Parcel Combination Document of record in Instrument 20080625-0065525, 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 ☒ 7209 Still Spring Hollow 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), his/her/their 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), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 25th day of March, 2022.

Dalamar Homes, LLC, a Tennessee limited liability company

By: Kim Hicks
Kim Hicks, Authorized Agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kim Hicks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Authorized Agent of Dalamar Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kim Hicks, as such Authorized Agent.

Witness my hand and Official seal this 25th day of March, 2022.

Notary Public:
My Commission Expires: 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the 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 March 25, 2022.

Affiant Signature

March 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 28th day of March, 2022.

Notary Public

(SEAL)

My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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