Karen Johnson Davidson County
Batch# 877671 DEEDWARRSP
06/24/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,106.78
20220624-0072521

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,400.00.

Kimberly Abate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025
(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South, Suite 200 Franklin, TN 37064

ADDRESS NEW OWNER(S) FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Joseph E Scott	New Owner	128 15 0C 011.00
(NAME)	(NAME)	
7201 Still Spring Hollow Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Sixty-Nine Thousand Four Hundred and No/100 Dollars ($569,400.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, 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 hereby transfer and convey unto **Joseph E Scott, a single person, and Kathryn E Kosick, a single person, as tenants in common with right of survivorship** hereinafter called Grantee(s), their heirs and/or assigns, that certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 11 on the 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 the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company, of record in Instrument No. 20210510-0062805, in the Register's Office of Davidson County, Tennessee, dated May 05, 2021, and recorded on May 10, 2021.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1, Section 2, Still Springs Ridge, as recorded in Plat Instrument No. 20210309-0030936.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat, Still Spring Hollow, Hicks Road, as recorded in Plat Book 6900, Page(s) 991, and Plat Book 6900, Page 992.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary & Subdivision Plat, Still Spring Ridge, Hicks Road, as recorded in Plat Book 9700, Page(s) 276.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat, Still Springs Ridge, as recorded in Plat Instrument No. 20070814-0097044 and Surveyor's Certificate of Correction in Instrument No. 20070912-0109602.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 3, Section 1, Still Springs Ridge, as recorded in Plat Instrument No. 20080710-0071072.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080626-0065754 and Instrument No. 20210428-0056868.
Easement for Sanitary Sewers, recorded in Book 5222, Page 751 and Book 5222, Page 754.
Easement for Water Line, recorded in Book 7542, Page 232 and Book 9024, Page 489.
Easement for Public Utilities, recorded in Book 9740, Page 971 and Instrument No. 20030929-0143465.
Easement recorded in Instrument No. 20000120-0006745.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070925-0114135.
Property Modifications recorded June 25, 2008, in Instrument No. 20080625-0065525.

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 other matters of public record, (5) taxes for current and subsequent years.

This is improved property know as **7201 Still Spring Hollow Dr, Nashville, TN 37221**

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever 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 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 this 17 day of June, 2022.

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 seal, at office in Franklin, TN this 17 day of June, 2022.

_____
Notary Public

My Commission Expires: 7/12/2025

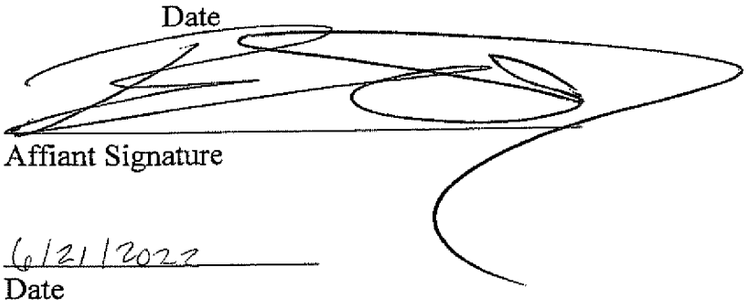
George Ziadeh
State of Tennessee Notary Public
Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Blake Harris Reynolds, 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 6/17/2022.

Date



Affiant Signature

6/21/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of June, 2022.

Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

JILL L. WICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY