Karen Johnson Davidson County
Batch# 909009 DEEDWARRSP
08/26/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,293.18
20220826-0096738

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,778.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-07-26
(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rowell S Ashford and Rosemary H Ashford 725 Summit Oaks Ct Nashville, TN 37221	NEW OWNER 725 Summit Oaks Ct Nashville, TN 37221	128 15 0C 015.00

For and in consideration of the sum of Ten Dollars ($10.00), 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 hereby transfer and convey unto **Rowell S Ashford and Rosemary H Ashford, husband and wife**, hereinafter called GRANTEE(S), 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. 15 on the Plat of Phase 1, Section 1, of 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 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. 20210505-0060552, in the Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 05, 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 1 Still Springs Ridge, as recorded in Instrument No. 20210225-0023471.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat Still Spring Hollow, as recorded in Plat Book 6900, Page(s) 991 and 992.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary & Subdivision Plat Still Spring Ridge, as recorded in Plat Book 9700, Page(s) 276.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Still Springs Ridge, as recorded in Instrument No. 20070814-0097044, as corrected in Instrument No. 20020912-0109602.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 3 Section 1 Still Springs Ridge, as recorded in Instrument No. 20080710-0071072.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080626-0065754.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210428-0056868 and Assignment of Declarant Rights recorded in Instrument No. 20220420-0045881.

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 of record in Instrument No. 20080625-0065525.
Application for Greenbelt Assessments – Agricultural recorded in Instrument No. 20190429-0039384.
Matters shown on survey prepared Kevin A. Edmondson, RLS No. 1515, 3084 Culleoka Hwy., Culleoka, TN 38451, dated 7-15-18.

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.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 725 Summit Oaks Ct, 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 does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 26 day of August, 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 26 day of August, 2022.

_____
Notary Public

My Commission Expires: 9/12/2024

George Ziadeh
State of Tennessee Notary Public
Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

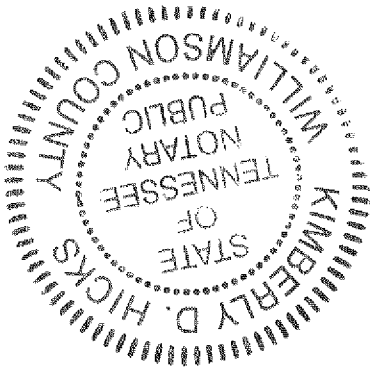
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 26 day of August, 2022.

K. Thomas Sidwell
Date: 08/26/2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of August, 2022.



Notary Public
My Commission Expires: 1-21-26