Karen Johnson Davidson County
Batch# 914955 DEEDWARRSP
09/09/2022 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220909-0101235

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER is $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/25/23
(AFFIX SEAL)

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

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)
Kathryn Mary DeFatta	New Owner	091 13 2M 002.00
(NAME)	(NAME)	
511B Stevenson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-Eight Thousand Five Hundred and No/100 Dollars ($78,500.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DeFatta Custom Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kathryn Mary DeFatta, a single woman**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 511 Stevenson Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 511 Stevenson Street, a Horizontal Property Regime, of record in Instrument No. 20200501-0045741, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to DeFatta Custom Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kenneth D. Bever and Rhonda L. Bever, Trustees of Kenneth and Rhonda Bever Living Trust, dated March 25, 2016, of record in Instrument No. 20200218-0017722, in the Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020.

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 West Nashville Heights, as recorded in Plat Book 332, Page(s) 127. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200501-0045741.

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 **511B Stevenson Street, Nashville, TN 37014**

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 8 day of September, 2022.

DeFatta Custom Homes, LLC, a Tennessee limited liability company

By:_____
Joseph DeFatta, as Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph DeFatta with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of DeFatta Custom Homes LLC, a Tennessee limited liability company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

Witness my hand and seal, at office in Franklin, TN this 8 day of September, 2022.

_____
Notary Public

My Commission Expires: 3/25/23

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

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

CERTIFICATE OF AUTHENTICITY

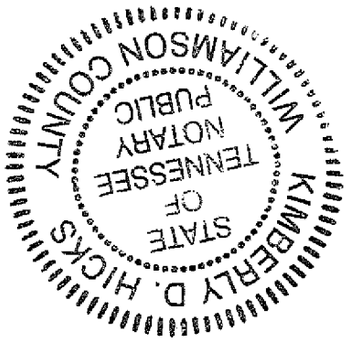
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8 day of September, 2022.

K. Thomas Sidwell
Date: 9-8-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of September, 2022.



Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26