Karen Johnson Davidson County
Batch# 923404 DEEDWARRSP
09/29/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,505.83
20220929-0107788

**SPECIAL WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,250.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**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). |
|---|---|---|
| Aaron H Smith and Meredith L Smith<br>708 Summit Oaks Ct<br>Nashville, TN 37221 | NEW OWNER<br>708 Summit Oaks Ct<br>Nashville, TN 37221 | 128 15 0C 101.00 |

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 **Aaron H Smith and Meredith L Smith, 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. 101 on the Plan 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 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. 20210510-0062757, 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. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. 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) 276. 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 PUD Boundary Plat Still Springs Ridge, as recorded in Instrument No. 20070814-0097044 and Surveyor's Certificate of Correction recorded in Instrument No. 20070912-0109602 and Modified in Instrument No. 20080625-0065525. 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. 20210428-056868 and Declaration of 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. Application for Greenbelt Assessments - Agricultural recorded in Instrument No. 20190429-0039384.

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 ☒ 708 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 29 day of Sept, 2022.

Dalamar Homes, LLC, a Tennessee limited liability company

BY: Kim Hicks
Kim Hicks, as authorized agent

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, of the state and county mentioned, personally appeared Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Dalamar Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

Witness ~~my hand and seal~~, at office in Franklin TN, this 29 day of Sept, 2022.

Notary Public

My Commission Expires: 3/25/23

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

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



202209290107788

# CERTIFICATE OF AUTHENTICITY

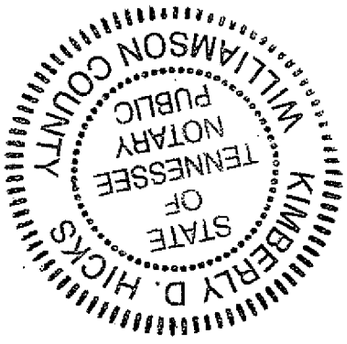
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 29th day of September, 2022.

K. Thomas Sidwell
Date: 9/29/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of September, 2022.




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