Karen Johnson Davidson County
Batch# 924150 DEEDWARRSP
10/03/2022 09:21:09 AM 2 pgs
Fees: $13.00 Taxes: $3,538.11
20221003-0108553

SPECIAL WARRANTY DEED

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $956,245.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

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).
John Vesely and Veronica Vesely 7537 Hallows Dr Nashville, TN 37221	NEW OWNER 7537 Hallows Dr Nashville, TN 37221	128 00 0 193.00

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 **John Vesely and Veronica Vesely, 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 Situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed, of record in Instrument Number 20150603-0051629 in the Register's Office For Davidson County, Tennessee (R.O.D.C., TN) and being more particularly described as follows:

Beginning at an Eastern corner of Lot 33 Section Two, Dunaway Woods, of Record in Book 9700, Page 284, R.O.D.C., TN, said corner being along the Westerly margin of Hallows Drive, and with the Northerly line of Lot 33 for the following three calls:

thence North 30 degrees 52 minutes 59 seconds West, a distance of 116.74 feet to an iron rod with a Ragan Smith cap;

thence North 79 degrees 57 minutes 42 seconds West, a distance of 116.31 feet to a 5/8" iron rod;

thence North 85 degrees 25 minutes 10 seconds West, a distance of 238.88 feet to a capped iron rod set, said rod being along the Easterly line of Sycamore Glen, of record in Book 5200, Page 102,R.O.D.C.,TN;

thence with the line of Sycamore Glen, North 25 degrees 02 minutes 51 seconds West a distance of 500.93 feet to a 5/8" iron rod;

thence continuing with the subdivision line, North 23 degrees 52 minutes 25 seconds West, a distance of 21.34 feet to a capped iron rod set;

thence leaving said line and with a new partition line for the following five calls: North 66 degrees 07 minutes 35 seconds East, a distance of 270.21 feet to a capped iron rod set;

thence South 10 degrees 43 minutes 44 seconds East, a distance of 68.45 feet to a capped iron rod set;

thence South 37 degrees 03 minutes 38 seconds East, a distance of 370.26 feet to a capped iron rod set;

thence South 55 degrees 20 minutes 14 seconds East, a distance of 287.77 feet to a capped iron rod set;

thence South 14 degrees 55 minutes 47 seconds West, a distance of 195.41 feet to a capped iron rod set along the northerly margin of Hallows Drive;

thence with the margin along a non-tangential curve turning to the left with an arc length of 37.60 feet, having a radius of 50.00 feet, a chord bearing of South 78 degrees 57 minutes 22 seconds West, and a chord length of 36.72 feet to the point of beginning, having an area of 217,801.68 or 5 acres of land, more or less. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based upon survey work Dale and Associates performed in the fall of 2015.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Debar Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20201012-0117915, in the Register's Office of Davidson County, Tennessee, dated October 08, 2020 and recorded on October 12, 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 Section Two, Dunaway Woods, as recorded in Plat Book 9700, Page(s) 284.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20190107-0001590 and 20190107-0001658.
Easement for Right of Way, recorded in Book 4589, Page 112; Book 4851, Page 918.
Easement for Ingress and Egress, recorded in Instrument No. 20190529-0050757.
Easement for Water and Sewer Line, recorded in Instrument No. 20190926-0098207.
Easement for Public Utilities, recorded in Instrument No. 20200226-0021449.

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 ☒ 7537 Hallows 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 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 31 day of August, 2022.

Dalamar Homes, LLC, a Tennessee limited liability company

BY: Kim Hicks
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, this 31 day of August, 2022.

Notary Public:
My Commission Expires: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County