Karen Johnson Davidson County
Batch# 930028 DEEDWARRSP
10/14/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,947.10
20221014-0112952

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,242.00.

x Michael Massmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2022.

Kimberly D Hicks
Notary Public

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

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC 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).
Michael Massmann 7213 Still Spring Hollow Drive Nashville, TN 37221	NEW OWNER	128 15 0C 014.00

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 **Michael J. Massmann, a unmarried man**, 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, being Lot No. 14 on the Final 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. 20210423-0054806, in the Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 23, 2021. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1 Section 2 Still Springs Ridge, as recorded in 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 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 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 as Corrected in Instrument No. 20070912-0109602 and property modifications in Instrument No. 20080625-0065525. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210428-0056868. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070925-0114135. This conveyance is subject to the following: Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

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 ☒ 7213 Still Spring Hollow Drive, 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 14 day of October, 2022.

Dalamar Homes, LLC, a Tennessee limited liability company

BY: Kim Hicks
Kim Hicks
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 president (or other officer authorized to execute the instrument) 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 14 day of October, 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 1st Avenue South, Suite 200
Franklin, TN 37064

202210140112952

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 14 day of October, 2022.

K. Thomas Sidwell
Date: Oct 14, 2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 14 day of October, 2022.



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