Karen Johnson Davidson County
Batch# 959915 DEEDWARRSP
01/11/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,949.78
20230111-0002248

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $797,237.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF January, 2023. Notary Public MY COMMISSION EXPIRES: 1/14/26 (AFFIX SEAL)

SYDNEY LASCH
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).
Trisha M Cancilla 717 Summit Oaks Ct Nashville, TN 37221	Liberty Financial 4401 Theater Drive Evansville, IN 47715	128 15 0C 005.00

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 **Trisha Marie Cancilla, an unmarried woman**, 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. 5 on the Plat of Phase 1 Section 1, Still Springs Ridge, as shown by a plat of record in Plat 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 Dalamar Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company, of record in Instrument No. 20211124-0156632, in the Register's Office of Davidson County, Tennessee, dated November 15, 2021 and recorded on November 24, 2021.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, and easements shown on the plat of Phase 1 Section 1, Still Springs Ridge, as recorded in Plat Instrument No. 20210225-0023471, Restrictions, dedications, conditions, reservations, and easements shown on the plat of PUD Boundary Plat Still Springs Ridge, as recorded in Plat Instrument No. 20070814-0097044 and Surveyor's Certificate of Correction recorded in Instrument No. 20070912-0109602 and Modified in Instrument No. 20080625-0065525, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210428-0056868 and Declaration of Assignment of Declarant Rights recorded in Instrument No. 20220420-0045881, Easement for Public Utilities, recorded in Book 9740, Page 971 and Instrument No. 20030929-0143465, Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070925-0114135, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, and drainage easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions.

This conveyance is subject to the taxes for the current year and subsequent years.

This is unimproved ☐ improved ☒ 717 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 6th day of January, 2023.

Dalamar Homes, LLC, a Tennessee limited liability company

BY: Kim Hicks
Kim Hicks
Authorized Agent

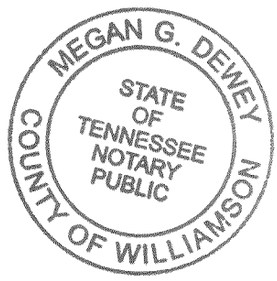
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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, this 6th day of January, 2023.

Megan G. Dewey
Notary Public

My Commission Expires: 1/31/24



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

Tennessee Certification of Electronic Document

I, Robin White, do hereby make oath that I am a licensed attorney and/or the 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 January 6, 2023 (date of document).

Affiant Signature

1.6.23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

