Karen Johnson Davidson County
Batch# 965814 DEEDWARRSP
01/30/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,067.74
20230130-0006883

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $558,849.82.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

MEGAN G. DEWEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Thanh C. Duong and Loan C. Duong 402 Village Hall Place Nashville, TN 37215	NEW OWNER 8009 Still Spring Ridge Drive Nashville, TN 37221	128 15 0C 020.00

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 **Thanh Chi Duong and Loan Chu Duong, 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. 20, on the Plat of Phase 1, Section 5, Still Springs Ridge, as shown by a plat of record in Instrument No. 20210406-0045164, 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 Special Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company, of record in Instrument No. 20211022-0141830, in the Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on October 22, 2021.

Being part of the same property conveyed to Merko Investments LLC, a Texas Limited Liability Company, by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments LTD, a Delaware Corporation and Trianon Developments LTD, a Delaware Corporation, of record in Instrument No. 20180816-0081209, in the Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 16, 2018.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1, Section 5, Still Springs Ridge, as recorded in Instrument No. 20210406-0045164, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat Still Spring Hollow Hicks Road, as recorded in Book 6900, Page 991 and 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 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 modified in Instrument No. 20080625-0065525, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210428-0056868 and Assignment of Declarant Rights in Instrument No. 20220420-0045881, 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 ☒ 8009 Still Spring Ridge 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 30th 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

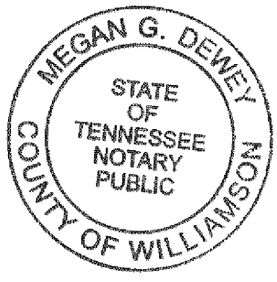
Personally appeared before me, a notary public in and for the state and county aforementioned, Kim Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Dalamar Homes, LLC, a Tennessee limited 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 30th day of January, 2023.

Megan G. Dewey

Notary Public

My Commission Expires: 1/31/26



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, 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 30th day of January, 2023.

K. Thomas Sidwell
Date: 1/30/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of January, 2023.

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

