Karen Johnson Davidson County
Batch# 969570 DEEDWARRSP
02/10/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20230210-0010067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $692,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/29/25
(AFFIX SEAL)

SPECIAL WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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).
Carlos Edgar Mariscal Alvarez 705 Summit Oaks Court Nashville, TN 37211	NEW OWNER	128150C00200CO

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 **Carlos Edgar Mariscal Alvarez, a married 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 and being Lot No. 2 on the Final Plat of Phase-1, Section 1, of 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 dated April 21, 2021 from Merko Investments, LLC, a Texas Limited Liability Company of record as Instrument Number 20210427-0056146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 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, as recorded in Plat Book 6900, Page(s) 991 and 992, 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 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; being corrected 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. 20210428-0056868, being assigned 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, said Register's Office.

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 ☒ 705 Summit Oaks Court, Nashville, TN 37211

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 8th day of February, 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 8th day of February, 2023.

Megan G. Dewey
Notary Public

My Commission Expires: 1/31/26

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

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 9, 2023.

J. Carlton Drumwright

February 9, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 9, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY