SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 970912 DEEDWARRSP
02/14/2023 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,632.92
20230214-0010849

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,330.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jennifer B. Cahill and Peter T Cahill	Peter T. Cahill	058 07 0A 041.00 and
(NAME)	(NAME)	
1213 Arroyo Drive	P.O. Box 1652	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Wailuku, HI 96793	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned SDH Nashville LLC, a Georgia limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer B. Cahill, an unmarried woman and Peter T Cahill, an married man, as tenants in common,** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on A Final Plat for The Crossing at Drakes Branch, Phase 2, according to plat appearing of record in Instrument No. 20220427-0048408, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to DB Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Kevin D. Estes, dated February 26, 2019 and recorded February 27, 2019 in Instrument No. 20190227-0017947, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to SDH Nashville, LLC, a Georgia Limited Liability Company, by Special Warranty Deed from DB Partners, LLC, a Tennessee Limited Liability Company, dated June 13, 2022 and recorded June 22, 2022 in Instrument No. 20220622-0071194, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1213 Arroyo Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 13th day of February, 2023.

SDH Nashville, LLC

BY: _____
Andrew T. Pfeifer, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of SDH Nashville, LLC, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as President.

Witness my hand and official seal, this the 13th day of February, 2023.

_____
Notary Public
My Commission Expires:

(SEAL)

R. W. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

TRUE COPY CERTIFICATION

I, , 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 14, 2023.

Signature
Date: February 14, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of February, 2023 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025