Karen Johnson Davidson County
Batch# 972019 DEEDWARRSP
02/17/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,692.68
20230217-0011839

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $727,751.00.

X Derrick Minyard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2023.

Kimberly D. Hicks
Notary Public

MY COMMISSION EXPIRES: 1-29-26
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE 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).
Derrick Minyard and Rachel Minyard 7205 Still Spring Hollow Dr. Nashville, TN 37221	Lineage Bank 381 Mallory Station Road Suite 202 Franklin, TN 37064	128 15 0C 012.00

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 **Derrick Minyard and Rachel Minyard, 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. 12 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 a portion 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 dated August 15, 2018 and recorded August 16, 2018 as Instrument No. 20180816-0081209, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 5, 2021 from Merko Investments LLC, a Texas Limited Liability Company of record as Instrument No. 20210510-0062749, 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 Plat 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(s) 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(s) 276, Restrictions, dedications, conditions, reservations, easements and other matters 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 in Instrument No. 20070912-0109602, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 3, Section 1, Still Springs Ridge, as recorded in Plat Instrument No. 20080710-0071072, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080626-0065754 and Instrument No. 20210428-0056868, 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, Property Modifications recorded June 25, 2008, in Instrument No. 20080625-0065525, 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 ☒ 7205 Still Spring Hollow Dr., 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.

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 other matters of public record, (5) taxes for current and subsequent years.

Witness my/our hand(s) this 17th day of February, 2023.

Dalamar Homes, LLC, a Tennessee limited liability company

BY: Kim Hicks
Kim Hicks, Authorized Agent

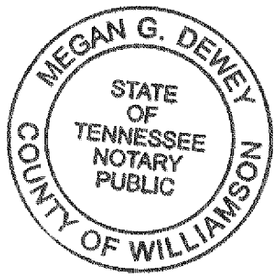
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of February, 2023, before me 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.

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 17 day of February, 2023.

K. Thomas Sidwell
Date: 2-17-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of February, 2023.

Notary Public
My Commission Expires: 1-21-26

