SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 972870 DEEDWARRSP
02/22/2023 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20230222-0012374

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $524,900.00.

Affiant

Subscribed and sworn to me on 02/17/23

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE COBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey Dial & Jennifer Dial 2141 Gildridge Dr. Nashville, TN 37221	Same as New Owner	169 03 0A 039.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephens Valley West Homes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeffrey Dial and Jennifer Dial, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, Stephens Village West 116, as shown on Final Plat of record in Instrument No. 20210409-0047643, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20210428-0056721, and amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Stephens Valley West, LLC, a Tennessee limited liability company by Warranty Deed from J. Gregory Hardeman, Executor of the Estate of W.E. Stephens, Jr. (as to parcel 2) and Equitable Trust Company, Trustee of the Stephens Christian Trust (as to parcel 1), dated January 31, 2020 and recorded February 4, 2020 in Instrument No. 20200204-0012662, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 Davidson County and subsequent taxes are assumed by the Grantee;
2. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or apputenant thereto, whether or not the interests or rights expected in (a) or (b) appear in the Public Records or are shown in Schedule B.;
3. General or special taxes an assessments required to be paid in the year 2023 and subsequent years, for Map-Par. 169 03 0A 039.00.
4. If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.;
5. Note: Davidson County Taxes for the year 2023 are ESTIMATED in the amount of $3,834.39, for Tax Parcel Indentification No. 169 03 0A 039.00.
6. Estimated taxes are based on sales price multiplied by applicable tax rate. The company is not insuring the accuracy of this amount.;
7. The dower, courtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.;

8. Restrictions, dedications, conditions, reservations, easements and all other matters shown on the Final Plat of Stephens Village West 116, of record in Instrument No. 20210409-0047643, as corrected by Surveyor's Certificate of Correction in Instrument No. 20210428-0056721, and amended in Instrument No. 20230106-0001193 and 20230104-0011725, in the Register's Office for Davidson County, Tennessee, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).;
9. Declaration of Protective Covenants, Conditions and Restrictions for Stephens Valley West Association, Inc., of record in Instrument No. 20230104-0000465, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).;
10. By-Laws of Stephens Valley West Owners Association, Inc., attached as Exhibit "B" to the Master Deed recorded in Instrument No. 20230104-0000465, in the Register's Office for Davidson County, Tennessee.;
11. Easement to Comcast Cable Communications Management LLC, of record in Instrument No. 20201201-0139311, in the Register's Office for Davidson County, Tennessee.;
12. Agreement for Dedication of a Driveway Easement, of record in Instrument No. 20200602-0056303, in the Register's Office for Davidson County, Tennessee.; and
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 2141 Gildridge Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES 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 himself/ herself, his/ her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 02/17/23.

Stephens Valley West Homes, LLC

By: Donald F. Rochford, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Donald F. Rochford**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member of Stephens Valley West Homes, LLC** the within named bargainor, and that he as such **Sole Member** executed the foregoing instrument for the purposes therein contained, by signing for **Stephens Valley West Homes, LLC** by himself as the **Sole Member**.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17 day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on February 17, 2023.

John Cobb Rochford

February 17, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on February 17, 2023.

Brooke Sobo

My commission expires: 9/8/26

