Karen Johnson Davidson County
Batch# 1032620 DEEDWARRSP
07/31/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230731-0058783

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2023. Notary Public MY COMMISSION EXPIRES: 5/24/25 (AFFIX SEAL)

ELIZABETH PASCHALL
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).
Adriana Dellamea Ullman 2006 Morrison Ridge Drive Nashville, TN 37221	First Community Mortgage 262 Robert Rose Drive Murfreesboro, TN 37129	143-01-0-D-007.00CO

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, **Haury and Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Adriana Dellamea Ullman, an unmarried woman**, 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, being Unit No. 7, on the plan of BELLE MEADE RIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200123-0008509, as amended in Instrument No. 20210104-0000013, Instrument No. 20210104-0000014, Instrument No. 20210127-0012271, and Instrument No. 20220426-0048083, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed dated 04/19/2006 from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, of record in Instrument No. 20060419-0044933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200123-0008509, as amended in Instrument No. 20210104-0000013, Instrument No. 20210104-0000014, Instrument No. 20210127-0012271, and Instrument No. 20220426-0048083, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line of record in Book 6431, Page 402, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line and Sewer Line of record in Book 6800, Page 409, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060712-0083957, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180410-0033672, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 20200105-0120032, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, and (4) building restrictions.

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 ☒ 2006 Morrison Ridge Drive, 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 GRANTEE(S), 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 unemcumbered, 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 said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through or under the GRANTOR, but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of July, 2023.

Haury and Smith Contractors, Inc.

BY: _____
Clay Morris, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

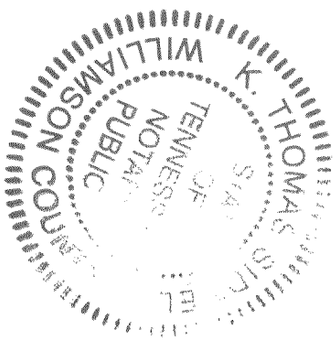
Witness my hand and seal, at office in Brentwood, TN this 28th day of July, 2023.

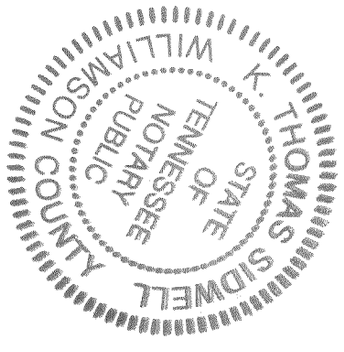
_____
Notary Public
My Commission Expires: 11/10/25

RETURN TO:

_____
_____
_____







Certificate of Authenticity

I, Jennifer G. Lloyd, 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 July 28, 2023.

Date

Affiant Signature

July 28, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of July, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY