Karen Johnson Davidson County
Batch# 1036658 DEEDWARR
08/09/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20230809-0061833

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-28-26

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Dustin James DeWitt and Jamie Marie Claire Langen	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 7544 Hallows Drive	(NAME)	12800020100
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Derrick D. Salter and Candice M. Salter, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin James DeWitt, a single man and Jamie Marie Claire Langen, a single woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty geed of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and i more particularly described as follows:

Commencing at an iron rod set by Ragan Smith, said rod being the northwesterly corner of Lot 14 of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, R.O.D.C., TN thence leaving said lot and along the line of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN, North 47 degrees, 33 minutes, 55 seconds West, a distance of 164.37 feet to a point; thence North 08 degrees, 37 minutes, 33 seconds West, a distance of 264.67 feet to a capped iron rod set, said rod being the point of beginning for the herein described land; thence continuing with the line of Sidwell, North 31 degrees, 07 minutes, 42 seconds West, a distance of 188.86 feet to a capped iron rod set; thence along the line of Dalamar Homes, LLC, of record in Instrument Number 20150603-0051629, R.O.D.C., TN, North 08 degrees, 47 minutes, 33 seconds West, a distance of 406.01 feet to a capped iron rod set along the line of Chandler E. Martin Et Al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN; thence North 82 degrees, 10 minutes, 11 seconds East, a distance of 451.26 feet to a capped iron rod set, said rod being a westerly corner of the P.U.D. Boundary & Subdivision Plat of Pine Forest, of record in Plat Book 9700, Page 476, R.O.D.C., TN: thence along the westerly line of Pine Forest, South 21 degrees, 45 minutes, 41 seconds East, a distance of 290.94 feet to a capped iron rod set; thence leaving said line and with the line of Dalamar Homes, LLC, of record in Instrument Number 20150603-0051629, R.O.D.C., TN, South 48 degrees, 08 minutes, 08 seconds West, a distance of 530.70 feet to the point of beginning, having an area of 217,800.2 square feet or 5.00 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 26, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.
Also being shown as a Tract in the Declaration of Covenants, Conditions and Restrictions for Cielo Vista, recorded in Instrument No. 20201209-0143825, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derrick D. Salter and Candice M. Salter, husband and wife by Special Warranty deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210202-0015153 Register's Office for Davidson County, Tennessee, dated February 1, 2021 and recorded on February 2, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7544 Hallows Dr. Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this 3rd day of August, 2023.

Derrick D. Salter

Candice M. Salter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Derrick D. Salter and Candice M. Salter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of August, 2023.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tonya Loftin, 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 **August 3, 2023**.

Date

Tonya Loftin
Affiant Signature

August 9, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of August, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)