Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1082541
12/15/2023 10:46:54 AM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20231215-0096865

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4733

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

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

Notary Public

Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Annie Hayes 8033 Still Spring Ridge Drive Nashville, TN 37221	NEW OWNER	128-15-0C-026-00

WARRANTY DEED

FOR AND IN 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, I/WE,

Joseph Forte and Christine Forte, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annie Hayes, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 26, on the FINAL PLAT, PHASE 1, SECTION 5, STILL SPRINGS RIDGE, of record in Instrument No. 20210406-0045164, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING a portion of the same property conveyed by Special Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company to Dalamar Homes, LLC, a Tennessee Limited Liability Company, recorded June 29, 2021, as Instrument No. 20210629-0088103, in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $2,750,000.00.

BEING the same property conveyed by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company to Christine Forte and Joseph Forte, wife and husband, recorded October 4, 2023, as Instrument No. 20231004-0078106 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $683,526.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8033 Still Spring 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 14th day of December, 2023.

Joseph Forte

Christine Forte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2023, before me personally appeared Joseph Forte and Christine Forte, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of December, 2023.

Notary Signature
My commission expires: 2-22-2026

