Karen Johnson Davidson County
Batch# 1087768 DEEDWARRSP
01/03/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20240103-0000418

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2023. Notary Public MY COMMISSION EXPIRES: 11/12/25 (AFFIX SEAL)

K. THOMAS SIDWELL 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).
Siobhan Godwin and Michael Godwin 7550 Hallows Drive Nashville, TN 37221	NEW OWNER	128-00-0-202.00

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 **Siobhan Godwin and Michael Godwin, wife and husband**, 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 situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed of instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at an uncapped 5/8" iron rod, said rod being the southeasterly corner of Lot 5, Sycamore Glen, of record in Plat Book 5200, Page 102, R.O.D.C., TN, thence North 23 degrees, 52 minutes, 25 seconds West, a distance of 21.34 feet to a capped iron rod set, said rod being the point of beginning for the herein described land; thence continuing along said Sycamore Glen, North 23 degrees, 52 minutes, 25 seconds West, a distance of 302.12 feet to an uncapped 5/8" rod; thence along a new severance line, North 30 degrees, 19 minutes, 41 seconds East, a distance of 638.17 feet to a capped iron rod set along the southerly line of Chandler E. Martin, et al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN; thence along the line of Martin, South 74 degrees, 13 minutes, 05 seconds East, a distance of 63.30 feet to a capped iron rod; thence North 82 degrees, 10 minutes, 11 seconds East, a distance of 76.74 feet to a capped iron rod set; thence along a new severance line, South 08 degrees, 47 minutes, 33 seconds East, a distance of 406.01 feet to a capped iron rod set, said rod being the northern most corner of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN, thence with the line of Sidwell for the following 3 calls, South 60 degrees, 28 minutes, 55 seconds West, a distance of 219.20 feet to a capped iron rod set; thence South 08 degrees, 54 minutes, 24 seconds West, a distance of 142.09 feet to a capped iron rod set; thence South 44 degrees, 46 minutes, 07 seconds East, a distance of 86.44 feet to a capped iron rod set; thence leaving the line of Sidwell and with the line of Kevin Martin and Dayla Martin, of record in Instrument Number 20160907-0094061, R.O.D.C., TN, South 66 degrees, 07 minutes, 35 seconds West, a distance of 270.21 feet to the point of beginning, having an area of 231,246.7 square feet or 5.31 acres of land, more or less.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 12/31/2020 from Debar Land Company, LLC, a Tennessee limited liability company of record in Instrument No. 20210104-0000950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
DCCRs for Cielo Vista of record in Instrument No. 20201209-0143825, Register's Office for Davidson County, Tennessee.
Right of Way Easements of record in Book 4589, Page 112, Register's Office for Davidson County, Tennessee.
Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190107-0001590 and Instrument No. 20190107-0001658 and Instrument No. 20191223-0132170 and Instrument No. 20191223-0132173 and Instrument No. 20200310-0026879 and Instrument No. 20200310-0027003, Register's Office for Davidson County, Tennessee.
Shared Driveway Easement Agreement of record in Instrument No. 20190529-0050757, Register's Office for Davidson County, Tennessee.
Water and Sewer Line Easement Agreement of record in Instrument No. 20190926-0098207, Register's Office for Davidson County, Tennessee.
Agreements for Dedications of Public Utilities Easements of record in Instrument No. 20200226 0021440 and Instrument No. 20200226-0021449 and Instrument No. 20200226-0021456, Register's Office for Davidson County, Tennessee.
Agreements Regarding Property Owners Obligation to Maintain Private Utility Service Lines of record in Instrument No. 20210701-0089428 and Instrument No. 20210701-0089429 and Instrument No. 20210701-0089430 and Instrument No. 20210701-0089431, Register's Office for Davidson County, Tennessee.
Agreement for Installation of Grinder Pump - Pressure Sewer System of record in Instrument No. 20230815-0063475, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20231114-0088629, Register's Office for Davidson County, Tennessee.

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 ☒ property known as 7550 Hallows Drive, 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.

Witness my/our hand(s) this 29th day of December, 2023.

Dalamar Homes, LLC

BY: _____
Kim Hicks, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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.

Witness my hand and seal, at office, this 29th day of December, 2023.

_____
Notary Public

My Commission Expires: 11/10/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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 29 day of December, 2023.

K. Thomas Sidwell
Date: 12-29-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 29 day of Dec, 2023.

Notary Public
My Commission Expires: 1-21-26

