Karen Johnson Davidson County
Batch# 1092982 DEEDWARRSP
01/23/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240123-0004291

SPECIAL WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

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).
Ryan Joiner and Ellis Joiner 728 Summit Oaks Court Nashville, TN 37211	NEW OWNER 728 Summit Oaks Court Nashville, TN 37211	128-15-0-C-096.00CO

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, **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 **Ryan Joiner, an unmarried man, and Ellis Joiner, a married man, as joint tenants in common with rights of survivorship**, 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 Lot No. 96, on the FINAL PLAT, PHASE 1, SECTION 1, STILL SPRINGS RIDGE, of record in Instrument No. 20210225-0023471 , Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed dated 11/15/2021 from Merko Investments, LLC, a Texas Limited Liability Company of record in Instrument No. 20211122-0154892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Matters shown on boundary plats of record in Plat Book 6900, Pages 991 & 992, Plat Book 9700, Page 276 and Instrument No. 20070814-0097044, as corrected in Instrument No. 20070912-0109602 and modified in Instrument No. 20080625-0065525, and subdivision plat of record in Instrument No. 20210225-0023471, Register's Office for Davidson County, Tennessee, DCCRs of record in Instrument No. 20210428-0056868, Register's Office for Davidson County, Tennessee. Assignment of Declarant Rights of record in Instrument No. 20220420-0045881, said Register's Office, Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070925-0114135, 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 728 Summit Oaks Court, Nashville, TN 37211.

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 19th day of January, 2024.

Dalamar Homes, LLC, a Tennessee limited liability company

BY: Kim Hicks
Kim Hicks, Authorized Agent

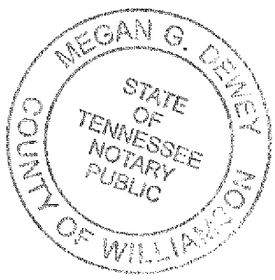
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 19th day of January, 2024.

Notary Public

My Commission Expires: 1/19/24



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202401230004291

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 19th day of January 2024

K. Thomas Sidwell
Date: 1-19-24

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of January 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY