Karen Johnson Davidson County
Batch# 1105090 DEEDWARRSP
02/27/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,019.20
20240227-0013392

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,086,270.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(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).
Kenneth Bachiero and Katherine Bachiero 7567 Hallows Drive Nashville, TN 37221	NEW OWNER 7567 Hallows Drive Nashville, TN 37221	128-00-0-204.00

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 **Kenneth S Bachiero and Katherine L Bachiero, husband and wife**, 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:

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:

Beginning at a 5/8" uncapped iron rod, said rod being the southeasterly corner of the Resubdivision of Building Site No. 3 Sycamore Glen, of record in Plat Book 6250, Page 457, R.O.D.C., TN and also being a westerly corner of land conveyed by Quitclaim Deed to Dayla Martin, of record in Instrument Number 20170622-0062865, R.O.D.C., TN;

thence along the subdivision line and with the westerly line of the aforementioned Dalamar Homes, North 23 degrees, 57 minutes, 40 seconds West, a distance of 344.99 feet to a capped iron rod set in a tree stump;

thence North 63 degrees, 13 minutes, 23 seconds West, a distance of 220.75 feet to a capped iron rod set;

thence along a new severance line, North 28 degrees, 06 minutes, 57 seconds East, a distance of 317.67 feet to a capped iron rod set, said rod being along the southerly line of Chandler E. Martin, 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 529.76 feet to a capped iron rod set:

thence along the line of Dayla Martin, South 30 degrees, 20 minutes, 02 seconds West, a distance of 638.19 feet to the point of beginning, having an area of 217,800.1 square feet or 5.00 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 14, 2019 and is based on survey work conducted by Dale and Associates in the fall of 2015 under Project No. 15270.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 04/14/2021 from Debar Land Company, LLC, a Tennessee limited liability company of record in Instrument No. 20210415-0050612, 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 Easement 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. 20200310-0026866 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 and Instrument No. 20200226-0021457, 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. 20231220-0098083, Register's Office for Davidson County, Tennessee, Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20240123-0004172, 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 7567 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 23rd day of February, 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 23rd day of February, 2024.

Notary Public

My Commission Expires: 1/31/26

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

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 23rd day of February, 2024

K. Thomas Sidwell
Date: 2-23-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 23rd day of February 2024

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

