Karen Johnson Davidson County
Batch# 1149480 DEEDWARRSP
06/20/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20240620-0046449

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

MEGAN G. DEVEY
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES

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).
Luke Johnston and Caitlin Johnston 8045 Still Spring Ridge Dr. Nashville, TN 37221	NEW OWNER	128-15-0-C-029.00CO

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 **Luke Johnston and Caitlin Johnston, 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:

Land in Davidson County, Tennessee, being Lot No. 29, 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 part of the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed dated 06/28/2021 from Merko Investments, LLC, a Texas Limited Liability Company of record in Instrument No. 20210629-0088103, 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. 20210406-0045164, 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 8045 Still Spring Ridge Dr., 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 17th day of June, 2024.

Dalamar Homes, LLC, a Tennessee limited liability company

BY: _____
K. Thomas Sidwell, Authorized Agent

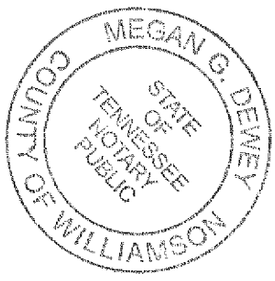
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, K. Thomas Sidwell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Dalamar Homes, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

Witness my hand and seal, at office, this 17th day of June, 2024.

_____
Notary Public

My Commission Expires: 1/31/26



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 14th day of June, 2024

K. Thomas Sidwell
Date: 6-17-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of June, 2024

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

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY