Karen Johnson Davidson County
Batch# 1183624 DEEDWARRSP
09/19/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.91
20240919-0072726

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,977.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD 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).
Stefan de Castroverde and Shaghayegh Ashley Fattah 516A Rosedale Avenue Nashville, TN 37211	NEW OWNER	118-04-1-D-001.00CO

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, **Ridgemont 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 **STEFAN DE CASTROVERDE AND SHAGHAYEGH ASHLEY FATTAH, 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 Unit No. A, on the plan of HOMES AT 516 ROSEDALE AVENUE, a Horizontal Property Regime with Private Elements, attached as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20231108-0087528, 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 Ridgemont Homes, LLC, a Tennessee limited liability company by Quitclaim Deed dated 06/12/2023 from Kevin Dattilo of record in Instrument No. 20230613-0044768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Matters shown on plat of record in Instrument No. 20231019-0082133, Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20231108-0087528, Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, Page 82, Register's Office for Davidson County, Tennessee, Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20240708-0051069, Register's Office for Davidson County, Tennessee, NOC for Unit A of record in Instrument No. 20240731-0058109, 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 516A Rosedale Avenue, 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 13th day of September, 2024.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

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 Ridgemont 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 13th day of September, 2024.

_____
Notary Public

My Commission Expires: 11/31/26



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

Certificate of Authenticity

I, Linzie Hahn, do hereby make oath that I am a licensed attorney and/or the 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 9/13/24.

Date

L Hahn

Affiant Signature

9/13/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 13th day of September, 2024.

Anna E Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028