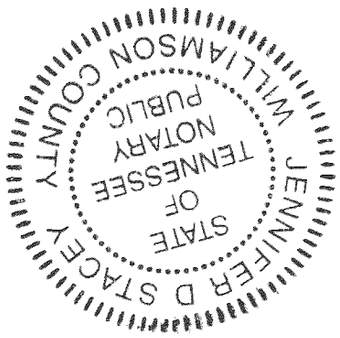
Karen Johnson Davidson County
Batch# 1195032 DEEDWARR
10/17/2024 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $5,827.50
20241017-0080637

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jacob E. Madden and Cassie N. Madden	Guaranteed Rate, Inc	128-00-0-013.00
(NAME)	(NAME)	
7585 Hallows Dr	1806 W. Cuyler Ave.,Suite 1W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Ronald Kevin Martin and Dayla Ruth Martin, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob E. Madden and Cassie N. Madden, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions 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, Restrictive Covenants for Detached Structures of record in Instrument No. 20210630-0088910 and Instrument No. 20220627-0073620, 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, Register's Office for Davidson County, Tennessee, Agreement for Installation of Grinder Pump - Pressure Sewer System of record in Instrument No. 20211104-0147788, 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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 7585 Hallows Dr, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 16th day of October, 2024.

Ronald Kevin Martin

Dayla Ruth Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16th day of October, 2024, before me personally appeared Ronald Kevin Martin and Dayla Ruth Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

My Commission Expires: 1-21-26

WILLIAMSON COUNTY KIMBERLY D. HICKS NOTARY PUBLIC TENNESSEE

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

EXHIBIT "A"

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamer Homes, LLC by Warranty Deed, of Instrument Number 20150603-0051629, in the Registers Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at an easterly corner of the Resubdivision of Building Site No. 3 Sycamore Glen, of record in Plat Book 6250, Page 457, R.O.D.C., TN, thence along said line North 63 degrees, 13 minutes, 23 seconds West, a distance of 220.75 to a capped iron rod set, said rod being the point of beginning of the herein described land;

thence continuing along said line, North 63 degrees, 13 minutes, 23 seconds West, a distance of 1,159.39 feet to a capped iron rod set along the line of Robert D. Bell, of record in Instrument Number 20061103-0137282, R.O.D C., TN

thence along the line of Bell, North 28 degrees, 23 minutes, 25 seconds East, a distance of 66.00 feet to a capped iron rod set;

thence South 74 degrees, 23 minutes, 59 seconds East, a distance of 468.79 feet to a leaning 5/8" iron rod, said rod being the southwesterly corner of Norma C. Guye, of record in Instrument Number 20140324-0024103, R.O.D.C., TN;

thence South 76 degrees, 09 minutes, 59 seconds East, a distance of 686.13 feet to the south easterly corner of Tahere Mohagheghnia Pour, of record in Instrument Number 20100730-0059778, R.O.D.C., TN;

thence along the line of Chandler Martin, et al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN, South 74 degrees, 13 minutes, 05 seconds East, a distance of 37.05' feet to a capped iron rod set;

thence leaving said line along a new severance line, South 28 degrees, 06 minutes, 57 seconds West, a distance of 317.67 feet to the point of beginning, having an area of 217,800.2 square feet or 5.00 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 14, 2019 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 10/08/2020 from Debar Land Company, LLC, a Tennessee limited liability company of record in Instrument No. 20201009-0117903, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Kevin Martin and Dayla Ruth Martin, husband and wife, by Quitclaim Deed dated 10/04/2021 from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20211110-0150475, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D. Stacey, 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 documents executed and authenticated according to law on 10/16/24.

Affiant

Date: 10/16/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 16 day of October, 2024

Notary Public

My Commission Expires: 8/16/2026

MORGAN CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON