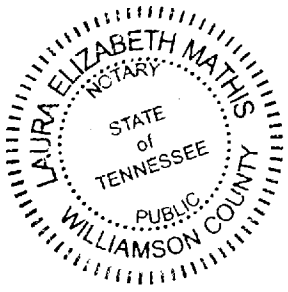
Karen Johnson Davidson County
Batch# 1222933 DEEDWARR
01/03/2025 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,618.75
20250103-0000447



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $437,500.00.

Mariah Long Starling
Affiant

Subscribed and sworn to before me, this 31st day of December, 2024.

Laura Elizabeth Mathis
Notary Public

My commission expires: 3-28-26

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mariah Long Starling	**New Owner**	**160-15-0D-064.00CO**
307 Seven Springs Way, 302		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DSC Brentwood Property LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mariah Long Starling, a single woman**

HEREINAFTER CALLED THE GRANTEES, 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. 64, on the plan of St. Martin Square at Seven Springs Condominiums, Phase II, established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented and amended by Instrument No. 20061109-0139692, Instrument No. 20080730-0077840, and Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being all of the property conveyed to DSC Brentwood Property, LLC, by deed from Thomas Alan Drummond and wife, Winnie M. Drummond, of record in Instrument No. 20181214-0122045, Register's Office for Davidson County, Tennessee, dated December 14, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20000713-0069415, amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967, ratified in Instrument No. 200110240-0116171, Register's Office for Davidson County, Tennessee.
c. Master Deed of record in Instrument No. 20060310-0028319, supplemented in Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840, amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.
d. All matters of record in Instrument No. 20000713-0069320, Instrument No. 20000122-0125520 and Instrument No. 20060222-0020470, in the Register's Office for Davidson County, Tennessee.
e. Charter of St. Martin Square Homeowners Association of record in Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
f. Charter of Seven Springs Neighborhood Homeowners Association of record in Instrument No. 20040520-0059668, in the Register's Office for Davidson County, Tennessee.
g. Charter of Seven Springs Brentwood Homeowners Association of record in Instrument No. 20010726-0079648, in the Register's Office for Davidson County, Tennessee.
h. Easement of record in Instrument No. 20010803-0082968, in the Register's Office for Davidson County, Tennessee.
i. Storm Water Detention Agreement of record in Instrument No. 20040816-0098712, in the Register's Office for Davidson County, Tennessee.
j. Rights and Easements of Adjoining Landowners in and to any Party Wall(s) located on parcel.
k. Subject to rights of others in and to common areas/elements.
l. Subject to lien for special assessment contained in DCCR's/Master Deed.
m. Subject to HOA dues- if any.
n. All other easements and restrictions of record.

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 is improved property known as 307 Seven Springs Way, Unit 302, Brentwood, TN 37027.

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 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.

Witness my/our hand(s) this 31st day of December, 2024.

DSC Brentwood Property LLC, a Tennessee Limited Liability Company

By: _____
Douglas G. Gann, Managing Partner

STATE OF Washington

COUNTY OF Chelan

Before me, the undersigned, of the state and county mentioned, personally appeared Douglas G. Gann, Manager of DSC Brentwood Property LLC, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged hemself to be Manager of DSC Brentwood Property LLC, the within named bargainor, a Limited Liability Company, and that such Douglas G. Gann, Manager of DSC Brentwood Property LLC as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as its Manager.

Witness my hand and seal, this 30th day of December, 2024.

Notary Signature

My commission expires: May 2, 2025

File #: 24-414
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

CHERYL A CHAMBERS
Notary Public
State of Washington
Commission # 21008817
My Comm. Expires May 2, 2025

Certificate of Authenticity

I, Amanda Maynor, 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

December 30, 2024.

Date

Affiant Signature

January 1, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of January, 2025.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON