Karen Johnson Davidson County
Batch# 1247768 DEEDWARRSP
03/19/2025 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20250319-0019352

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/3/28
(AFFIX SEAL)

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Douglas Michael Dawson and Melinda Rae Dawson 3205-B Granny White Pike Nashville, TN 37204	NEW OWNER 3205-B Granny White Pike Nashville, TN 37204	118 05 1A 002.00

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, **Richland Building Partners, 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 **Douglas Michael Dawson and Melinda Rae Dawson, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 3205 GRANNY WHITE PIKE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3205 GRANNY WHITE PIKE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20221116-0122062, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Edward P. Lassan and Judy L. Lassan, husband and wife, of record in Instrument No. 20221116-0122061, in the Register's Office of Davidson County, Tennessee, dated November 15, 2022 and recorded on November 16, 2022.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORIA PLACE, as recorded in Plat Book 332, Page 10.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20221116-0122062.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Short Term Rental Property recorded in Instrument No. 20230516-0036537.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20240501-0031661.

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 3205-B Granny White Pike, Nashville, TN 37204.

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 14 day of March, 2025.

Richland Building Partners, LLC, a Tennessee limited liability company

BY:_____
Donald R. Barrett, Jr.
Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who proved himself to be the Authorized Agent of Richland Building Partners, LLC, a Tennessee limited liability company, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 14 day of March, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 6/3/28

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, 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 14 day of March, 2025.

K. Thomas Sidwell
Date: 3/14/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 14 day of March, 2025.

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

