# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1262391 DEEDWARR
04/21/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20250421-0030082

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Anne Gillcrist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

**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). |
|---|---|---|
| Stefano Paolo DiPietro and<br>Tiffani Dawn Bailey<br>4313 Ashland City Hwy<br>Nashville, TN 37218 | NEW OWNER<br>4313 Ashland City Hwy<br>Nashville, TN 37218 | 069 06 0C 001.00 |

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, **Willow Branch 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 **STEFANO PAOLO DIPIETRO, A MARRIED MAN, AND TIFFANI DAWN BAILEY, A MARRIED WOMAN**, 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. 1, on the Final Plat, EATON'S CREEK now known as HYDES LANDING, of record in Instrument No. 20231108-0087538, 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 Willow Branch Partners, LLC, A Tennessee Limited Liability Company, by Special Warranty Deed from Green Trails, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231218-0097275, in the Register's Office of Davidson County, Tennessee, dated December 15, 2023, and recorded on December 18, 2023.

This conveyance is subject to:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EATON'S CREEK now known as HYDES LANDING, as recorded in Instrument No.20231108-0087538.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230811-0062241 as amended in Instrument No. 20240730-0057665.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities And Systems recorded in Instrument No. 20161103-0116388, Instrument No. 20220613-0066985 and Instrument No. 20240319-0018988.
Easement recorded in Instrument No. 20090209-0011109.
Charter for Eaton's Creek Homeowners Association recorded as Instrument No. 20230804-0060581 and as amended in Instrument No. 20240506-0032859.

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 4313 Ashland City Hwy, Nashville, TN 37218.

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 April, 2025.

Willow Branch Partners, LLC

BY: _____
K. Thomas Sidwell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Agent of Willow Branch Partners, LLC, the within named bargainor, a limited liability company, and that K. Thomas Sidwell as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Agent.

Witness my hand and seal, this 17th day of April, 2025.

_____
Notary Public
My Commission Expires: 6/3/28

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

**RETURN TO:**

_____
_____
_____

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 April 17, 2025

Affiant Signature

4/17/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17 day of April, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY