ELECTRONICALLY RECORDED 2024100980
Williamson County, Texas Total Pages: 4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: December 16, 2024

Grantor: DFH COVENTRY, LLC, a Florida limited liability company

Grantor's Mailing Address: 7676 Woodway, Suite 104
Houston, Texas 77063
Harris County

Grantee: Debbie K. Cantrell, Trustee of The Debbie K. Cantrell Trust dated February 9, 2006

Grantee's Mailing Address: 1113 Springgulch Lane
Georgetown, TX 78628

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Lot 83, Block C, WOLF RANCH WEST, SECTION 2G, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2022115052, Official Public Records, Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

GF# AUS24-0304

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

DFH COVENTRY, LLC,
a Florida limited liability company

By:
Virginia Pitts [printed name]
Its: Director of Finance

State of Texas §
§
County of Travis §

This instrument was acknowledged before me on this 19th day of December, 2024, by Victoria Pitts, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, as Director of Finance, on behalf of DFH Coventry, LLC, a Florida limited liability company, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

SHERYL DENISE MADDOX
Notary Public, State of Texas
Comm. Expires 08-04-2025
Notary ID 133251283

Notary Public, State of Texas
My commission expires: 08.04.25
(Seal)

AFTER RECORDING RETURN TO GRANTEE'S ADDRESS:

Debbie K. Cantrell, Trustee of The Debbie K. Cantrell Trust dated February 9, 2006

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024100980

Pages: 4 Fee: $33.00
12/20/2024 09:47 AM
PKINNE

Nancy E. Rister, County Clerk
Williamson County,Texas