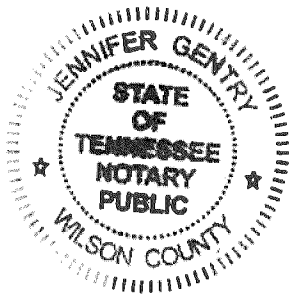
Karen Johnson Davidson County
Batch# 588570 DEEDWARRSP
03/10/2021 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,275.04
20210310-0031304

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,605.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/13/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Olivia Vitagliano	Olivia Vitagliano	181 15 0A 006.00
(NAME) 404 Portsdale Dr	404 Portsdale Dr	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Southpoint of Tennessee, LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **Olivia Vitagliano, an unmarried woman** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan Southpoint SP, Phase 1, of record in Instrument No. 20191015-0105617, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being part of the same property conveyed to SouthPoint of TN, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership, of record in Instrument No. 20180720-0071080, in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

Being part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Quitclaim Deed from Barbara A. Wardlaw, of record in Instrument No. 20180418-0036624, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Special Warranty Deed from Barbara A. Wardlaw, of record in Instrument No. 20180418-0036623, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 404 Portsdale Drive, 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 said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 4th day of March, 2021.

SouthPoint of Tennessee, LLC

Gary Wisniewski

STATE OF TENNESSEE

COUNTY OF WILSON

I,the UNDERSIGNED, a Notary Public in and for said County and State aforesaid, do certify that , Gary Wisniewski, authorized representative of Southpoint of Tennessee, LLC, whose name is signed to the writing above, bearing date on the 4th of March, 2021, has acknowledged the same before me in the county aforesaid as the free act and deed.

Given under my hand this the 4th day of March, 2021.

Notary Public

My Commission Expires: 6/8/2024

(SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY