Karen Johnson Davidson County
Batch# 745266 DEEDWARRSP
10/27/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,616.94
20211027-0144493

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October 2021

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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).
Micky Houang and Toc Houang	Citizens Savings Bank & Trust	181-15-0A-166.00-000
(NAME)	(NAME)	
109 Lenham Drive	1917 Helman St	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37208	
(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 TN, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Micky Houang and Toc Houang, 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:

Being Lot 166, SouthPoint SP Phase 1, as shown on Plat of record in Instrument Number 20191015-0105617, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

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

Also being a portion of the property conveyed to Blackburn Family Limited Partners II, L.P., a Tennessee Limited Partnership, By Quitclaim Deed from Barbara A. Wardlaw dated April 18, 2018 recorded April 18, 2018, of record as Instrument No. 20180418-0036624 Register's Office for Davidson County, Tennessee.

And also being a portion of the 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 dated July 20, 2018 recorded July 20, 2018, of record as Instrument No. 20180720-0071080 Register's Office for Davidson County, Tennessee.

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 109 Lenham 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 22 day of OCTOBER, 2021.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Gary M. Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the President of SouthPoint of TN, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such President, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as President.

Witness my hand and official seal, this the 22nd day of October, 2021.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Jamika Jones, 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 10/22/2021.

Date

Jamika Jones
Affiant Signature

10/26/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of OCTOBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY