Karen Johnson Davidson County
Batch# 790070 DEEDWARR
01/13/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220113-0005378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-10-2022
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-21-19176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tracey W. Campbell	Tracey W. Campbell	
(NAME) 6414 Pettus Road	(NAME) 6414 Pettus Road	181-15-0A-170.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty-Five Thousand And No/100 Dollars ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MANISH SHAH, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACEY W. CAMPBELL, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, 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. 170 on the Final Plat Southpoint SP, Phase 1 of record as Instrument No. 20191015-0105617, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manish Shah, a married person by Special Warranty deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211203-0160560 Register's Office for Davidson County, Tennessee, dated November 24, 2021 and recorded on December 03, 2021.

Being a portion 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 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

Being a portion of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership by Special Warranty deed from Susan Beerman Cline, executrix of the estate of Billy P. Beerman, deceased and Susan Beerman Cline, individually and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman) of record in Instrument No. 20180418-0036607 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being a portion of the same property conveyed to Blackburn Family Limited, II, LP, a Tennessee Limited Partnership by Quitclaim deed from Susan Beerman Cline, executrix of the estate of Billy P. Beerman, deceased and Susan Beerman Cline, individually and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman) of record in Instrument No. 20180418-0036608 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being a portion 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 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being a portion 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 Register's Office for Davidson County, Tennessee, dated March 18, 2018 and recorded on April 18, 2018.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR IN THAT NEITHER THEM NOR ANY FAMILY MEMBER RESIDE THEREIN.

unimproved ☐
This is improved ☒ property, known as 6414 Pettus Road, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20191015-0105617, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 1) Declaration of Covenants, Conditions and Restrictions for SouthPoint and Townhomes at SouthPoint, of record in Instrument No. 20200228-0022545, Register's Office for Davidson County, Tennessee. By-Laws and Charter appended thereto, 3) Notice of Completion dated November 19, 2021, of record in Instrument No. 20211203-0160559, said Register's Office. 4) Grant of Easement to Comcast Cable Communications Management, LLC, of record in Instrument No. 20200310-0026745, said Register's Office. 5) Declaration of Restrictions and Covenants for StormWater Facilities and Systems, of record in Instrument No. 20181127-0115787, said Register's Office. 6) Landscape Easement Agreement of record in Instrument No. 20201110-0132549, said Register's Office. 7) Taxes for the current year, prorated and assumed by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of January, 2022.

Manish Shah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Manish Shah, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2022.

Notary Public

My Commission Expires: 4-10-2022

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, **PENNY Y. RAY**, 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 this 7th day of January 2022.

Penny Y. Ray | Escrow Assistant

1-7-2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **DANIELLE CHANDLER**, a Notary Public for this county and state, **PENNY Y. RAY**, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 7 day of January 2022.

Notary Public
My commission expires on: 4-10-2022

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(seal)

MY COMMISSION EXPIRES:
APRIL 10, 2022