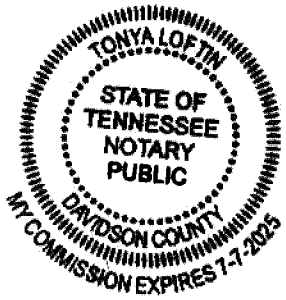
# SPECIAL WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,900.00

Jamika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of February, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Benjamin Flox, a single person | Primary Residential Mortgage, Inc. | 105 11 2D 070.00CO |
| (NAME) | (NAME) | |
| 1637 Marshall Hollow Drive Unit 68 | 1480 North 2200 West | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Salt Lake City, UT 84116 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 806860 DEEDWARRSP
02/16/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,130.83
20220216-0018112

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Southgate Partners, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Benjamin Flox, a single person, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 68 of Southgate Station, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Southgate Station, a Horizontal Property Regime, of record in Instrument Number 20170726- 0075875 and amended in Instrument No. 20171130-0122369 and supplemental recorded in Instrument No. 20210129-0013221, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Southgate Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bentley Investments LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170207-0012755, Register's Office of Davidson County, Tennessee, dated February 3, 2017 and recorded on February 7, 2017.

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 1637 Marshall Hollow Drive Unit 68, Nashville, TN 37203

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 4 day of February, 2022.

Southgate Partners, LLC, a Tennessee Limited Liability Company

BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

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 a Member of Southgate Partners, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, 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 Member.

Witness my hand and official seal, this the 4th day of February, 2022.

_____

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, Tonya Loftin, 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 **February 4, 2022**.

Date

Tonya Loftin
Affiant Signature

February 7, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of February, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)