Karen Johnson Davidson County
Batch# 806871 DEEDWARR
02/16/2022 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20220216-0018127

WARRANTY DEED

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2022.

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)
Mark Zeiders as Trustee of the 1639 Marshall Hollow Drive Trust dated January 14, 2021	New Owner	Parcel ID: 105 112 D 071.00 CO
(NAME)	(NAME)	
1639 Marshall Hollow Drive #69		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **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 **1639 Marshall Hollow Drive Trust dated January 14, 2021**, 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:

Being Unit No. 69 of Southgate Station, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66- 27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in 20171130-0122369 and supplemented in 20210129-0013221, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By–Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being a part of the same property conveyed to Southgate Partners LLC by Warrant Deed from Bentley Investments LLC, 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 1639 Marshall Hollow Drive #69, 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 the said Grantees, their heirs and assigns forever; and we do covenant with 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 our hands this 2ND day of FEBRUARY, 2022

Southgate Partners, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski, Member

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 SouthGate Partners, 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 2ND day of ~~January,~~ FEBRUARY 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-2-2022.

Affiant Signature

2-7-2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY