Karen Johnson Davidson County
Batch# 807968 DEEDWARR
02/17/2022 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,264.90
20220217-0018794

SPECIAL WARRANTY DEED

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,865.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/2/2025
(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).
Michelle Mubarak, an unmarried person	CapStar Bank	181 15 0A 012.00
(NAME) 420 Portsdale Dr	(NAME) 2002 Richard Jones Road, Suite A300	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37215	
(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 Michelle Mubarak, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the Final Plat of SouthPoint SP, Phase 1, of record in 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 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.

Being part of the same property conveyed to Blackburn Family Limited Partners 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 as part of Docket No. 17P-55 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, of record in Instrument No. 20180418-0036608, 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 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 as part of Docket No. 17P-55 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, of record in Instrument No. 20180418-0036607, 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 420 Portsdale Dr, 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 7TH day of FEBRUARY, 2022

Landmark Homes of Tennessee, Inc.

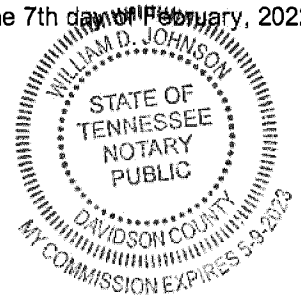
BY: _____
Gary Wisniewski
Representative

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State SouthPoint of TN, LLC, a Tennessee Limited Liability Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of February, 2022.



Notary Public

My Commission Expires:

(SEAL)

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 7, 2022**.

Date

Tonya Loftin
Affiant Signature

February 8, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th 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)