SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 810578 DEEDWARRSP
02/24/2022 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,894.03
20220224-0020936

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,900.00

Jamerka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th 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).
Staci Elizabeth Lynn	Legends Bank	181-15-0-A-157.00CO
(NAME)	(NAME)	
145 Lenham Drive	310 North First Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Clarksville, TN 37040	
(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 Staci Elizabeth Lynn, 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:

The following tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 157, SouthPoint SP Phase 2, as shown on plat of record in Instrument No. 20210120-0008751, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being a portion of the 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) dated April 18, 2018 recorded April 18, 2018, of record as Instrument No. 20180418-0036607 Register's Office for Davidson County, Tennessee.

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 February 06, 2020 recorded February 10, 2020, of record as Instrument No. 20200210-0015278 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 145 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 11th day of February, 2022.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY:_____
Nicholas Wisniewski, Authorized Signor

STATE OF TENNESSEE

COUNTY OF WILSON

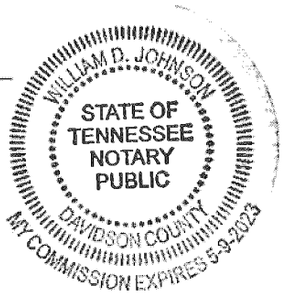
Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Nicholas. Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Authorized Signor of SouthPoint of TN, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Signor, 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 Authorized Signor.

Witness my hand and official seal, this the 11th 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 11, 2022**.

Date

Tonya Loftin
Affiant Signature

February 14, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14th 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)