Karen Johnson Davidson County
Batch# 812219 DEEDWARRSP
02/28/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,898.75
20220228-0022179

SPECIAL WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(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).
Melissa Nally Shaw and Brian R. Shaw, wife and husband	Guaranty Home Mortgage Corporation	Part of 181-00-0-082.00 and 181-00-0-083.00
(NAME)	(NAME)	
158 Lenham Drive	525 Tribble Gap Road #1339	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Cumming, GA 30028	
(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 Melissa Nally Shaw and Brian R. Shaw, wife and husband, 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, bounded and described as follows:

Being Lot 111, SouthPoint SP Subdivision Phase 2, as Shown on plat of record in Instrument No. 20210120-0008751, in the Register's Office for 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 Barbara A. Wardlaw dated April 18, 2018 recorded April 18, 2018, of record as Instrument No. 20180418-0036623 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, By Quitclaim Deed from Barbara A. Wardlaw dated April 18, 2018 recorded April 18, 2018, of record as Instrument No. 20180418-0036624 Register's Office for Davidson County, Tennessee.

And 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 July 20, 2018 recorded July 20, 2018, of record as Instrument No. 20180720-0071080 Register's Office for Davidson County, Tennessee.

And 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 158 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 14TH day of FEBRUARY, 2022.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____

Gary Wisniewski, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared GARY 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 SouthPoint of TN, 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 14TH day of February, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 14, 2022**.

Date

Affiant Signature

02/16/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **16th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202202280022179