Karen Johnson Davidson County
Batch# 817944 DEEDWARRSP
03/09/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,264.96
20220309-0026720

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,880.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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).
Manish Shah	CMG Mortgage, Inc. dba CMG Financial	181 15 0A 020 00
(NAME)	(NAME)	
9618 Bouchaine Pass	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Ramon, CA 94583	
(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 **Manish Shah, a married man**, 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:

Being Lot 20 as shown on the Final Plat of Southpoint SP Phase 1, of record in Instrument No. 20191015-0105617, in the Register's Office of Davidson County, Tennessee, dated April 3, 2019 and recorded on October 15, 2019.

Being a portion 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. 20180720-0071081 in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

Also being a portion 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 for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Also being portion 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 for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Also being a portion 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 in Instrument No. 20180418-0036608, in the Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Also being a portion 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 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 438 Portsdale 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 25 day of February, 2022

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

X BY: _____

Gary Wisniewski, Member

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 Member of SouthPoint of TN, 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 a Tennessee Limited Liability Company by himself as member.

Witness my hand and official seal, this the 25 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 25, 2022**.

Date

Tonya Loftin
Affiant Signature

February 28, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28th 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)