Karen Johnson Davidson County
Batch# 817971 DEEDWARRSP
03/09/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.46
20220309-0026761

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 $336,880.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of February, 2022

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).
Manish Shah	CMG Mortgage, Inc. dba CMG Financial	181 15 0A 019.00
(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:

Land in Davidson County, Tennessee, being Lot 19, Southpoint SP Phase 1, as shown on plat of record in Instrument No. 20191015-0105617, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to SouthPoint of TN, LLC, a Tennessee Limited Liability Company, by Quit Claim 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, L.P., a Tennessee limited partnership, by Quit Claim 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 the same property conveyed to Blackburn Family Limited Partners II, L.P., 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, L.P., a Tennessee limited partnership, by Quit Claim 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 the same property conveyed to Blackburn Family Limited Partners II, L.P., 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.

Being the same property conveyed to Barbara A. Wardlaw, by Warranty Deed from Bruce R. Wardlaw and wife, Barbara A. Wardlaw, of record in Book 4919, Page 675, in the Register's Office of Davidson County, Tennessee, dated June 06, 1975 and recorded on June 06, 1975.

Being the same property conveyed to Bruce R. Wardlaw and wife, Barbara A. Wardlaw, by Warranty Deed from William H. Hayes and wife, Ottie A. Hayes, of record in Book 4480, Page 779, in the Register's Office of Davidson County, Tennessee, dated February 17, 1971 and recorded on February 19, 1971.

Being the same property conveyed to Alvin C. Beerman and wife, Billie P. Beerman, by Warranty Deed from Lindsey Robinson and wife, Frances Robinson, of record in Book 4273, Page 643, in the Register's Office of Davidson County, Tennessee, dated September 27, 1968 and recorded on September 30, 1968. Alvin C. Beerman already died, leaving Billie P. Beerman as the surviving tenant. Last Will and Testament of Billie P. Beerman has been filed as shown in Probate Case No. 17P-55 in Seventh Circuit Court Probate Division, 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 436 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

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 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: 7/7/23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-7-2023

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 25, 2022**.

Date

Affiant Signature

02/28/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **28th** 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