SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 818732 DEEDWARRSP
03/09/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220309-0027263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Jamika Jones
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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 NUMBER
Betsy J. Crisman, an unmarried woman	Bank of America, N.A.	098 13 0J 002.00CO
(NAME) 3008 Wiltshire Park Place	(NAME) TX2-979-01-02, 4500 Amon Carter Blvd	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Landmark Homes of Tennessee, Inc., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Betsy J. Crisman, an unmarried woman, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at Park at Wiltshire - Lot 3, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Park at Wiltshire - Lot 3, a Horizontal Property Regime, of record in Instrument Number 20210323-0038171, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from SNY of Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210122-0010181, in the Register's Office of Davidson County, Tennessee, dated January 20, 2021 and recorded on January 22, 2021.

Being part of the same property conveyed to SNY of Tennessee, LLC, a Tennessee limited liability company, by Warranty Deed from The Mettle Group, LLC, a Tennessee limited liability company of record in Instrument No. 20190215-0014367, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019 and recorded on February 15, 2019.

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 3008 Wiltshire Park Place, Hermitage, TN 37076

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 28th day of February, 2022.

Landmark Homes of Tennessee, Inc., a Tennessee Corporation

BY: _____
Gary M. Wisniewski, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Gary M. 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 Landmark Homes of Tennessee, Inc., the within named bargainor, a Tennessee Corporation, 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 Corporation by himself as President.

Witness my hand and official seal, this the 28th day of February, 2022.

_____
Notary Public

My Commission Expires: 11/5/26

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 2/28/2022.

Date

Jamika Jones
Affiant Signature

03/01/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of March, 2022.

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

202203090027263