SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 837550 DEEDWARRSP
04/11/2022 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63
20220411-0041576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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).
Nicholas Rhodes and Shana Rhodes, husband and wife	New Owner	098130I00100CO
(NAME)	(NAME)	
3006 Wiltshire Park Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 Nicholas Rhodes and Shana Rhodes, husband and wife, 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 Unit No. 2A as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at Park at Wiltshire, Lot 2, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20210323-0038168, 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 SNY of Tennessee, LLC, a Tennessee limited liability company, by Warranty Deed from The Mettle Group, LLC, a Tennessee limited liability company dated February 15, 2019 recorded February 15, 2019, of record in Instrument No. 20190215-0014367 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from SNY of Tennessee, LLC, a Tennessee Limited Liability Company dated January 20, 2021 recorded January 22, 2021, of record in Instrument No. 20210122-0010181 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 3006 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 1st day of April, 2022.

Landmark Homes of Tennessee, Inc., a Tennessee Corporation

BY:_____
Nicholas Wisniewski, Vice-President

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 Vice-President of Landmark Homes of Tennessee, Inc., the within named bargainor, a Tennessee Corporation, and that he as such Vice-President, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Vice-President.

Witness my hand and official seal, this the 1st day of April, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

