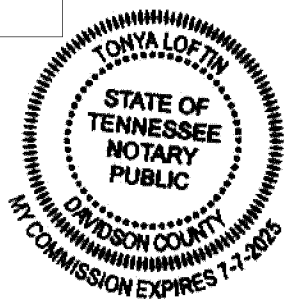
SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 843360 DEEDWARRSP
04/21/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,092.83
20220421-0046066



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,900.00

Jamerka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of April, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(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).
Blerta Selden and Erik Selden, wife and husband	Guaranteed Rate, Inc.	105 11 2D 059.00
(NAME) 522 Southgate Avenue	(NAME) 3940 N. Ravenswood Ave	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Southgate Partners, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Blerta Selden and Erik Selden, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 47 of Southgate Station, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Southgate Station, a Horizontal Property Regime, of record in Instrument Number 20170726-0075875 and amended in Instrument No. 20171130-0122369 and supplemental in Instrument No. 20210129-0013221, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit " C " to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Southgate Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bentley Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170207-0012755, in the Register's Office of Davidson County, Tennessee, dated February 03, 2017 and recorded on February 07, 2017.

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 522 Southgate Avenue, Nashville, TN 37203

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 13th day of April, 2022.

Southgate Partners, LLC, a Tennessee Limited Liability Company

BY:_____
Gary Wisniewski, Authorized Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 a Member of Southgate Partners, 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 13th day of April, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

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

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 4/13/2022.

Date

Jamika Jones
Affiant Signature

04/13/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of April, 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