WARRANTY DEED

Karen Johnson Davidson County
Batch# 847010 DEEDWARR
04/28/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.03
20220428-0048966

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,900.00.

Jameeka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2022.

Tonya Loftin
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)
Marcus Davis and Craig Shelburne	Listerhill Credit Union	Parcel ID: 188150A15300CO
(NAME) 908 Chick Court	(NAME) 4790 East 2nd St	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Muscle Shoals, AL 35661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **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 **Marcus D. Davis and Craig A. Shelburne, both unmarried, joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 153, Southpoint SP, Phase 2, as shown on Plat of record in Instrument No. 20210120-0008751, in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more particular description of said property.

Being a portion of 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 Will & Testament of Billy P. Beerman (aka Bille P. Beerman), of record as part of Docket No. 17P-55 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, dated April 18, 2018 recorded April 18, 2018, of record in Instrument No. 20180418-0036607, Register's Office for Davidson County, TN.

Also being a portion of the same property conveyed to Blackburn Family Limited Partners II, L.P. a Tennessee limited partnership by Special Warranty Deed from Barbara A. Wardlaw dated April 18, 2018 recorded April 18, 2018, of record in Instrument No. 20180418-0036623, Register's Office for Davidson County, TN.

Also further being a portion of the same property conveyed to Blackburn Family Limited Partners II, L.P. a Tennessee limited partnership by Quitclaim Deed from Barbara A. Wardlaw dated April 18, 2018 recorded April 18, 2018, of record in Instrument No. 20180418-0036624, Register's Office for Davidson County, TN.

Also further 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 dated July 20, 2018 recorded July 20, 2018, of record in Instrument No. 20180720-0071080, Register's Office for Davidson County, TN.

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 908 Chick Court, 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 the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of APRIL, 2022

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____
Nicholas Wisniewski, Authorized Signor

STATE OF TENNESSEE

COUNTY OF WILSON

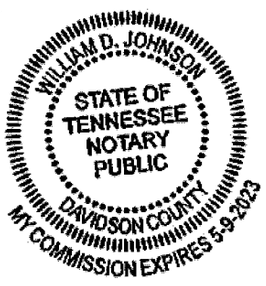
Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Nicholas Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Authorized Signor of SouthPoint of TN, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Signor, 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 Authorized Signor.

Witness my hand and official seal, this the 15th day of APRIL, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)



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 **April 15, 2022**.

Date

Affiant Signature

04/21/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **21st** day of **April**, 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

202204280048966