SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 866954 DEEDWARRSP
06/03/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,527.73
20220603-0064149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,900.00

Jomeka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of May, 2022

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 Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Debra Stella, a married woman	CMG Mortgage, Inc. dba CMG Financial	181150A09800CO
(NAME)	(NAME)	
623 Thetford Alley	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 Debra Stella, a married 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:

Land in Davidson County, Tennessee, being Lot No. 98, on the plan of SouthPoint SP, Phase 2 of record in Instrument No. 20210120-0008751, 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 Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Special Warranty Deed from Barbara A. Wardlaw, dated April 18, 2018 recorded April 18, 2018, of record as Instrument No. 20180418-0036623 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Quitclaim Deed from Barbara A. Wardlaw dated April 18, 2018 recorded April 18, 2018, of record as Instrument No. 20180418-0036624 Register's Office for Davidson County, Tennessee.

And also being a portion of the 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 as Instrument No. 20180720-0071080 and also recorded on February 10, 2020 as Instrument No. 20200210-0015278 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 623 Thetford Alley, 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 27th day of May 2022.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski, Secretary/Treasurer

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 Secretary/Treasurer of SouthPoint of TN, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Secretary/Treasurer, 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 Secretary/Treasurer.

Witness my hand and official seal, this the 27th day of May, 2022.

_____
Notary Public

My Commission Expires: 11/5/24

(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 5/27/2022.

Date

Jamika Jones
Affiant Signature

05/30/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of May, 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

202206030064149