SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 869524 DEEDWARRSP
06/10/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,181.63
20220610-0066369

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900.00

Jameika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of June 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).
Sanket Patel and Pinal Patel, husband and wife and Suman Patel, a married man, as tenants in common	Sanket Patel and Pinal Patel, husband and wife and Suman Patel, a married man, as tenants in common	105-11-2D-064.00 CO
(NAME) 1615 Marshall Hollow Drive	(NAME) 1009 Fairview Knoll Drive	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Mt Juliet TN 37122	
(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 **Sanket Patel and Pinal Patel, husband and wife, and Suman Patel, a married man, as tenants in common**, 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:

Being Unit No. 62 of Southgate Station, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66- 27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in 20171130-0122369 and supplemented in 20210129-0013221, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By--Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being a part of the same property conveyed to Southgate Partners LLC by Warranty Deed from Bentley Investments LLC, of record in Instrument No. 20170207-0012755, and Register's Office of Davidson County, Tennessee, dated February 3, 2017 and recorded on February 7, 2017 and by Warranty Deed recorded February 7, 2017 and dated February 3, 2017 in Instrument No. 20170207-0012756.

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 1615 Marshall Hollow Drive, 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 2nd day of June, 2022.

Southgate Partners, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski, 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 2nd day of June, 2022.

_____
Notary Public

My Commission Expires: 1/5/2026

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 June 2, 2022.

Date

Tonya Loftin

Affiant Signature

June 3, 2022

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3rd day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)