SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 882942 DEEDWARRSP
07/01/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,427.83
20220701-0076694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,900.00

Jameika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2022

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES: 7-7-25
(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).
Tamara Martin, a single woman	CMG Mortgage, Inc. dba CMG Financial	181 15 0A 022.00 CO
(NAME) 444 Portsdale Drive	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) 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, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tamara Martin, a single 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:

Being Lot 22 on the plan of Southpoint SP, Phase 2, as shown on the plat of record in Instrument No. 20210120-0008751, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to Southpoint of TN, LLC by Quitclaim Deed from Blackburn Family Limited Partners II, LP, of record in Instrument No. 20180720-0071080, Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

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 444 Portsdale Drive, 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 30th day of June, 2022.

SouthPoint of TN, LLC

BY: _____
Gary M. Wisniewski, Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State SouthPoint of TN, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2022.

_____
Notary Public

My Commission Expires: 1/5/2026

(SEAL)



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

6/30/2022.
Date

Jamika Jones
Affiant Signature

07/01/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of July, 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