SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 898004 DEEDWARRSP
08/03/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,834.83
20220803-0088342

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(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).
Jerrold Daniel	Jerrold Daniel	098 13 0K 001.00CO
(NAME)	(NAME)	
3014 Wiltshire Park Place	3014 Wiltshire Park Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Landmark Homes of Tennessee, Inc, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerrold Daniel, 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 and being Unit 4A as established by the Declaration of Covenants, Conditions and Restrictions for The Park at Wiltshire - Lot 4 ("Declaration"), a horizontal property regime with private elements, of record in Instrument No. 20210406-0045414, and as amended in Instrument No. 20210317-0035502, in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Park at Wiltshire - Lot 4, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being a portion of the same property conveyed to SNY of Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Mettle Group, LLC, a Tennessee Limited Liability Company, dated February 15, 2019 and filed February 15, 2019 of record in Instrument No. 20190215-0014367, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from SNY of Tennessee, LLC, a Tennessee Limited Liability Company dated August 5, 2021 and filed August 11, 2021 of record in Instrument No. 20210811-0108243, in the Register's Office of 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 3014 Wiltshire Park Place, Hermitage, TN 37076

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 July, 2022.

Landmark Homes of Tennessee, Inc

BY: _____
Nicholas Wisniewski, Vice-President

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 Vice-President of Landmark Homes of Tennessee, Inc., the within named bargainor, a Tennessee Corporation, and that he as such Vice-President, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Vice-President.

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

_____
Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Holly A Mason, 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 the 27 day of July, 2022.

Affiant Signature

7/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY