## SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 935379 DEEDWARRSP
10/28/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20221028-0116882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of October 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONE OGLESBY
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). |
|---|---|---|
| Michael Gerard Magochy and Kelsey Gayle Magochy, husband and wife | Randy and Kim Hatley | 181 15 0A 071.00 |
| (NAME) | (NAME) | |
| 447 Portsdale Drive | 404 Briksbury Drive | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Franklin, TN 37067 | |
| (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 Michael Gerard Magochy and Kelsey Gayle Magochy, husband and wife, 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. 71 on the plan of SouthPoint SP, Phase 2, of record in Instrument No. 20210120-0008751, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership from Susan Beerman Cline, Executrix of The Estate of Billy P. Beerman, deceased and Susan Beerman Cline, individually, and Susan Beerman Cline, Trust of the Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman) by Special Warranty Deed dated April 18, 2018 and recorded on April 18, 2018 in Instrument No. 20180418-0036607, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership from Susan Beerman Cline, Executrix of The Estate of Billy P. Beerman, deceased and Susan Beerman Cline, individually, and Susan Beerman Cline, Trust of the Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman) by Quitclaim Deed dated April 18, 2018 and recorded on April 18, 2018 in Instrument No. 20180418-0036608, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership from Barbara A. Wardlaw by Special Warranty Deed dated April 18, 2018 and recorded on April 18, 2018 in Instrument No. 20180418-0036623, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Blackburn Family Limited Partners II, L.P., a Tennessee Limited Partnership from Barbara A. Wardlaw by Quitclaim Deed dated April 18, 2018 and recorded on April 18, 2018 in Instrument No. 20180418-0036624, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to SouthPoint of TN, LLC, a Tennessee Limited Liability Company from Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership by Quitclaim Deed dated July 20, 2018 and recorded on July 20, 2018 in Instrument No. 20180720-0071080, 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 447 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 27th day of October, 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 27th day of October, 2022.

_____
Notary Public

My Commission Expires: 1/5/24

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 **October 27, 2022**.

Date

Affiant Signature

**10/28/2022**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **28th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026