Box 14
36524-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 976579 DEEDWARRSP
03/03/2023 09:59:18 AM 2 pgs
Fees: $13.00 Taxes: $1,575.83
20230303-0015274

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,900.00

Jennifer Lynn Patten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 12/16/24
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF JOHN T. COOK

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).
Jennifer Lynn Patten	"NEW OWNER"	181 15 0A 072.00CO
(NAME)	(NAME)	
445 Portsdale Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 Jennifer Lynn Patten, 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:

Land in Davidson County, Tennessee, being Lot No. 72 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 a 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, in the 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 445 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 2ND day of MARCH, 2023.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski,
Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF WILSON

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-8-2023

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 contain ame of the Tennessee Limited Liability Company by himself as Secretary/Treasurer.

Witness my hand and official seal, this the 2nd day of March, 2023.

_____
Notary Public

My Commission Expires: