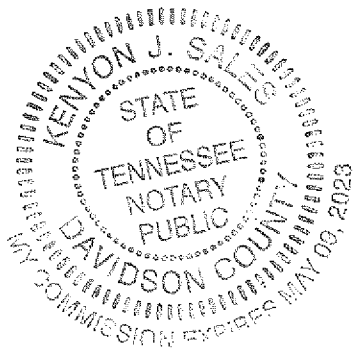
Karen Johnson Davidson County
Batch# 984494 DEEDWARR
03/24/2023 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230324-0021587

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(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)
Landmark Homes of Tennessee, a Tennessee Limited Liability Company	United Community Bank	Parcel ID: 105 11 2D 002.00
(NAME) 6064 Central Pike	(NAME) 1736 Carothers Pkwy, Suite 100	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **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 **Landmark Homes of Tennessee, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 2 as established in Declaration of Covenants, Conditions and Restrictions for Southgate Station, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170726-0075875, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southgate Partners, LLC, a Tennessee limited liability company from Elevate Land Investments, LLC, a Tennessee limited liability company by Warranty Deed dated September 14, 2015 and recorded on September 16, 2015 in Instrument No. 20150916-0094059, 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 514 Southgate Avenue, 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 the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22ND day of MARCH, 2023

Southgate Partners, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski,
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Southgate Partners, LLC, a Tennessee Limited Liability Company and that he is authorized by Southgate Partners, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such member.

Witness my hand and seal at DAVIDSON COUNTY, Tennessee, this 22ND day of MARCH, 2023. WDJ

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

_____
Notary Public at Large

My commission expires:

(SEAL)

Certificate of Authenticity

I, Jameika 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 3/22/2023.

Date

Jameika Jones
Affiant Signature

03/24/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of March, 20 23.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)