Karen Johnson Davidson County
Batch# 988629 DEEDWARR
04/05/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20230405-0024762

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13761-2023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIIS TRANSFER IS $422,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIIS THE 31st day of MAR, 2023 NOTARY PUBLIC My commission expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: James Woods 542 Southgate Ave Unit 108 Nashville, TN 37203	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 105-11-1O-014-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY TWO THOUSAND AND 00/100 Dollars ($422,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, JAMES JUSTIN WOODS, A UNMARRIED MAN , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Southgate Commons, a condominium development, as attached as Exhibit D to the Declaration of Covenants, Conditions, and Restrictions of Southgate Commons Condominiums, a condominium development, of record in Instrument #20200427-0043800, as amended in Instrument #20200513-0049627, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, from Southgate Commons, L.L.C., a Tennessee limited liability company, (Douglas S. Hale, Trustee), by Quitclaim Deed dated May 26, 2020 and recorded May 27, 2020 in Instrument #20200527-0054283, said Register's Office.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, from The Cumberland Holdings Company, LLC, a Tennessee limited liability company, by Warranty Deed dated October 25, 2019 and recorded October 28, 2019 in Instrument #20191028-0110250, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 542 Southgate Avenue, Unit 108, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of March, 2023

GRANTOR(S)

Southgate Commons, LLC, a Tennessee Limited Liability Company

By: _____
Anthony Ewing, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Anthony Ewing, who represented himself to be the President of Southgate Commons, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said President, on behalf of Southgate Commons, LLC.

WITNESS my hand and seal, this the 31st day of March, 2023.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: 9/28/2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 3/31/2023.

Affiant Signature

April 4, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 4, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON