Karen Johnson Davidson County
Batch# 988958 DEEDWARR
04/05/2023 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230405-0024889

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13306-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of March, 2023

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Next Phase Investments, LLC 542 Southgate Ave unit 206 Nashville, TN 37203	Same address as new owner	105-11-1O-028.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($615,000.00) 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, **NEXT PHASE INVESTMENTS, LLC**, 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. 28 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 206, 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 30 day of March, 2023.

_____
Notary Public

David Nebber
Printed Notary Name

My commission expires: 10/20/26

DAVID P. NEBBER
TENNESSEE NOTARY PUBLIC
My Comm. Exp. October 20, 2026
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/30/23 (date of document).

Jennifer L. Pennell

4/5/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4/5/23 day of _____, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

