SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $874,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN
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).
Thomas Garris	CapStar Bank	105 11 2D 061.00CO
(NAME)	(NAME)	
526 Southgate Ave	2002 Richard Jones Road, Ste A300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned 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 Thomas Garris, an unmarried person, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 49 of Southgate Station II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Southgate Station, a Horizontal Property Regime, of record in Instrument Number 20170726-0075875 and amended in Instrument No. 20171130-0122369 and supplemental in Instrument No. 20210129-0013221, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit " C " to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

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.

Karen Johnson Davidson County
Batch# 990032 DEEDWARRSP
04/10/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.13
20230410-0025986

unimproved ☐
This is improved ☒ property, known as 526 Southgate Ave, 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 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 6th day of APRIL, 2023.

Southgate Partners, LLC

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 6th day of APRIL, 2023.

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 4/6/2023.

Date

Jameika Jones
Affiant Signature

04/10/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of April, 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)