Karen Johnson Davidson County
Batch# 993097 DEEDWARR
04/18/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230418-0028391

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1196

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of April, 2023

Notary Public

Commission Expires: FEBRUARY 24, 2026

ALEXIS STEELMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Daniel Ralph Gear<br><br>450 Portsdale Drive<br>Brentwood, TN 37027 | CapStar Bank<br>2002 Richard Jones Rd.<br>Ste 300A<br>Nashville, TN 37215 | 181-15-0A-025.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Jacenda Maria Villa, a single woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Daniel Ralph Gear, an unmarried man,**

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 in Davidson County, Tennessee, being Lot No. 25 on the Plan of SouthPoint SP, Phase 2 of record in Instrument Number 20210120-0008751, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Special Warranty Deed from Susan Beerman Cline, Executrix of The Estate of Billy P. Beerman, deceased and Susan Beerman Cline individually and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman), of record as part of Docket No. 17P-55 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, of record in Instrument No. 20180418-0036607, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being a part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Quitclaim Deed from Susan Beerman Cline, Executrix of The Estate of Billy P. Beerman, deceased and Susan Beerman Cline individually and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman), of record as part of Docket No. 17P-55 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, of record in Instrument No. 20180418-0036608, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being a part of the same property conveyed to Blackburn Family Limited Partners II, LP, a

Tennessee Limited Partnership, by Special Warranty Deed from Barbara A. Wardlaw, of record in Instrument No. 20180418-0036623, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being a part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Quitclaim Deed from Barbara A. Wardlaw, of record in Instrument No. 20180418-0036624, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being a part of the same property conveyed to SouthPoint of TN, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership, of record in Instrument No. 20180720-0071080, in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

Being the same property conveyed to Jacenda Maria Villa, a single woman by Warranty deed from SouthPoint of TN, LLC, a Tennessee limited liability company of record in Instrument No. 20220705-0076958 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 5, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 450 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 the said GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 14th day of April, 2023.

Jacenda Maria Villa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of April, 2023, before me personally appeared Jacenda Maria Villa, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2023.

Notary Signature
My commission expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 April 14, 2023.

Affiant Signature

April 18, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18th day of April, 2023.

Notary Public

(SEAL)

My Commission Expires: FEBRUARY 24, 2026

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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