Karen Johnson Davidson County
Batch# 996869 DEEDWARR
04/27/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20230427-0030999

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13709-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of April, 2023

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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
Curtis Joseph Jeffries, Jr. and Alexandra Leigh Jeffries 512 Southgate Ave, # 307 Nashville, TN 37203	Same address as new owner	105-11-10-021-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY SEVEN THOUSAND AND 00/100 Dollars ($267,000.00) 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**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CURTIS JOSEPH JEFFRIES, JR. AND ALEXANDRA LEIGH JEFFRIES, A MARRIED COUPLE**, 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:

Lying and being in Davidson County, Tennessee, and being Unit 21 of Southgate Commons Condominiums, as shown on the Plan on Exhibit D of the Declaration of Covenants, Conditions and Restrictions of Southgate Commons Condominiums of record in Instrument No. 20200427-0043800 as amended in Instrument No. 20200513-0049627, in the Register's office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Southgate Commons, LLC, by Quitclaim Deed from Southgate Commons, LLC, dated May 26, 2020 of record in Instrument No. 20200527-0054283, in the Register's office of Davidson County, Tennessee.,

Also being part of the same property conveyed to Southgate Commons, LLC, by deed from The Cumberland Holdings Company, LLC, dated October 25, 2019, in Instrument No. 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 307, 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 26th day of April, 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 26th day of April, 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

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 4/26/23 (date of document).

Jennifer L. Pennell

4/27/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

