SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002370 DEEDWARRSP
05/11/2023 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.23
20230511-0035271

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 6-27-27
(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-27-27

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).
Janie Gale Gallagher	CMG Mortgage, Inc. dba CMG Financial	105 11 2D 079.00
(NAME)	(NAME)	
1613 Marshall Hollow Drive #204	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	San Ramon, CA 94583	
(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 Janie Gale Gallagher, a single woman, 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 condominium located in Davidson County, Tennessee, being Unit No. C58-204 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for Southgate Condos, as established by Instruments of record in Instrument No. 20180118-0005186, amended at Instrument No. 20190613-0057134, and Supplemental Declaration at Instrument No. 20210303-0027897 in the Register's Office for Davidson County, Tennessee, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Declaration.

Being part of the same property conveyed to Southgate Partners, LLC, a Tennessee Limited Liability Company from Bentley Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed dated February 3, 2017 and recorded on February 7, 2017 in Instrument No. 20170207-0012755, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 1613 Marshall Hollow Drive #204, 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 10th day of MAY, 2023.

Southgate Partners, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski,
Member

STATE OF TENNESSEE

COUNTY OF WILSON

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 WILSON COUNTY, Tennessee, this 10th day of MAY, 2023.

_____
Notary Public at Large

My commission expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Tonya Loftin, 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 5/10/2023.

Date

Tonya Loftin
Affiant Signature

May 11, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of May, 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)