WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015595 **DEEDWARR**
06/15/2023 02:14:01 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20230615-0045818

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

LM-SG-23-538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

April Berm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donnell W. Howse	**New Owner**	
(NAME)	(NAME)	**105-11-1O-002-00**
538 Southgate Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-5514		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHGATE COMMONS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNELL W. HOWSE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, on the Plan of Southgate Commons Townhomes, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200427-0043795, and Instrument No. 20200427-0043800, Instrument No. 20200513-0049627, Instrument No. 20230404-0024550 and Instrument No. 20230406-0025100, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Southgate Commons, LLC., a Tennessee Limited Liability Company, by Warranty Deed from Donnell W. Howse of record in Instrument No. 20191028-0110249 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being a portion of the same property conveyed to Southgate Commons, LLC., a Tennessee Limited Liability Company, by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191028-0110250 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being the part of same property conveyed to Southgate Commons, LLC, a Tennessee limited liability company by Quitclaim Deed from Douglas S. Hale, Trustee, for Southgate Commons, LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020.

This conveyance is subject to:
• Taxes for the year 2023.
• Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee.
• Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200424-0043303, Instrument No. 20200427-0043795, Instrument No. 20200427-0043800 and Amendment in Instrument No. 20200513-0049627, amended in Instrument No. 20230404-0024550 and Instrument No. 20230406-0025100, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems Terms of record in Instrument Number 20180808-0078102, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398, Instrument No. 20190327-0027589, and Instrument No. 20200720-0079311 and Instrument No.

20201103-0128431, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **538 Southgate Avenue, Nashville, Tennessee 37203-5514**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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), 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.

Witness my/our hand(s) this the 9th DAY OF JUNE, 2023.

Southgate Commons, L.L.C., a Tennessee limited liability company

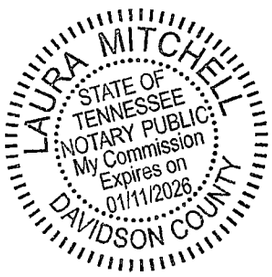
BY: _____
Anthony E. Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of SOUTHGATE COMMONS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of June, 2023.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212