SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022629 DEEDWARRSP
07/05/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20230705-0051372

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of July, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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).
Frank Louis Palermo	Frank Louis Palermo	181 15 0A 110.00
(NAME)	(NAME)	
804 Ervie Alley	804 Ervie Alley	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned SouthPoint of TN, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank Louis Palermo, 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:

Land in Davidson County, Tennessee, being Lot No. 110 on the plan of SouthPoint SP, Phase 2, of record in Instrument No. 20210120-0008751, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being a portion 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, dated July 20, 2018 and recorded July 20, 2018 in Instrument No. 20180720-0071080, in the 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 804 Ervie Alley, 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 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 29th day of JUNE, 2023.

SouthPoint of TN, LLC

BY: _____

Nicholas Wisniewski,
Authorized Signer

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 Nicholas 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 an authorized signer of SouthPoint of TN, LLC, a Tennessee Limited Liability Company and that he is authorized by SouthPoint of TN, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such authorized signer.

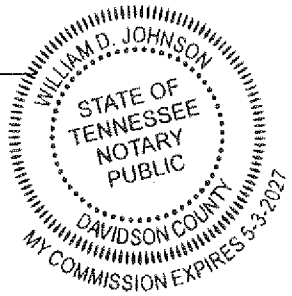
Witness my hand and official seal, this the 29th day of June, 2023.

_____

Notary Public

My Commission Expires:

(SEAL)



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 6/29/2023.

Date

Tonya Loftin
Affiant Signature

July 5, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of July, 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)