Karen Johnson Davidson County
Batch# 1043666 DEEDWARRSP
08/29/2023 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,857.03
20230829-0067452

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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).
Jeffrey N. King	CMG Mortgage, Inc. dba CMG Financial	110 01 0A 001.00
(NAME)	(NAME)	
3052 Wiltshire Park Pl	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 Landmark Homes of Tennessee, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey N. King, a single man, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Units 13A as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Park at Wiltshire - Lot 15 ("Declaration"), a horizontal property regime with private elements, of record in Instrument No. 20210505-0060245, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to SNY of Tennessee, LLC, a Tennessee limited liability company from The Mettle Group, LLC, a Tennessee limited liability company by Warranty Deed dated February 15, 2019 and recorded on February 15, 2019 in Instrument No. 20190215-0014367, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Landmark homes of Tennessee, Inc., a Tennessee Corporation from SNY of Tennessee, LLC, a Tennessee Limited Liability Company by Warranty Deed dated April 11, 2022 and recorded on April 25, 2022 in Instrument No. 20220425-0047201, Register's Office for Washington 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 3052 Wiltshire Park Pl, Hermitage, TN 37076

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 24th day of AUGUST, 2023.

Landmark Homes of Tennessee, a Tennessee Corporation

BY: _____
Gary M. Wisniewski,
President

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 M. 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 President for Landmark Homes of Tennessee, Inc., a Tennessee Corporation and that he is authorized by Landmark Homes of Tennessee, Inc., a Tennessee Corporation to execute this instrument on its behalf as such President.

Witness my hand and seal at MT. JULIET, Tennessee, this 24th day of AUGUST, 2023.

_____
Notary Public at Large

My commission expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

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

August 24, 2023

Date

Tonya Loftin

Affiant Signature

August 28, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of August, 2023

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-20-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)