Karen Johnson Davidson County
Batch# 1043708 DEEDWARR
08/29/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20230829-0067530

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th 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).
Zakhar Lifshits	Zakhar Lifshits	181 15 0A 109.00
(NAME)	(NAME)	
806 Ervie Alley	320 Old Hickory Blvd #5240	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37221	
(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 Zakhar Lifshits, an unmarried man,hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of itsright, title and interest in the following described real estate, situated Davidson County, State ofTennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 109 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 part 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 806 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 24th day of AUGUST, 2023.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski,
Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF WILSON

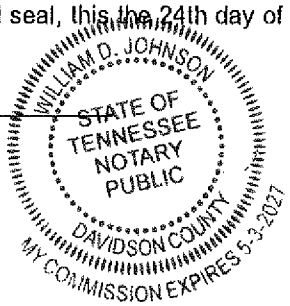
Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Gary M. Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Secretary/Treasurer of SouthPoint of TN, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Secretary/Treasurer, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as Secretary/Treasurer.

Witness my hand and official seal, this the 24th day of August, 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 8/24/2023.

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 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)