Karen Johnson Davidson County
Batch# 1048553 DEEDWARRSP
09/11/2023 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20230911-0071165

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Cecilia Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2023

Tonya Loftin
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).
Stephen Joseph Belew, a married man	CMG Mortgage, Inc. dba CMG Financial	110 01 0A 002.00
(NAME)	(NAME)	
3050 Wiltshire Park Pl.	3160 Crow Canyon Road Ste 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, Inc., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen Joseph Belew, a married 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:

Land in Davidson County, Tennessee and being Unit 13B as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Park at Wiltshire - Lot 13 ("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.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at Park at Wiltshire - Lot 13, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being part of the same property conveyed to SNY of Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Mettle Group, LLC, a Tennessee Limited Liability Company, dated February 15, 2019 and filed February 15, 2019 of record in Instrument No. 20190215-0014367, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from SNY of Tennessee, LLC, a Tennessee Limited Liability Company, dated April 11, 2022 and recorded April 25, 2022 in Instrument No. 20220425-0047201, in the Register's Office of 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 3050 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 8th day of SEPTEMBER, 2023.

Landmark Homes of Tennessee, Inc., a Tennessee Corporation

BY: _____
Nicholas Wisniewski,
Authorized Signatory

STATE OF TENNESSEE

COUNTY OF WILSON

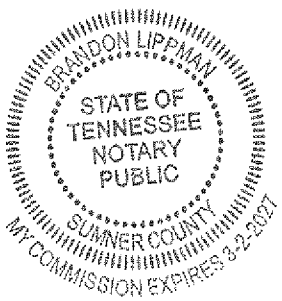
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory, and is authorized to execute the instrument on behalf of Landmark Homes of Tennessee Inc., a Tennessee Corporation, the within named bargainor, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Authorized Signatory.

Witness my hand and official seal, this the 8th day of September, 2023.

_____
Notary Public

My Commission Expires: 3-2-27

(SEAL)



CERTIFICATE OF EXEMPT VOLUME TRANFERORS

The name of the Transferor is: Landmark Homes of Tennessee, Inc., a Tennessee Corporation

The address of the Transferor is: 6064 Central Pike, Mount Juliet, TN 37122

The taxpayer identification number of the Transferor is 62-1481876

The reportable real estate not reported by virtue of the exempt status of the Transferor is:
3050 Wiltshire Park Pl., Hermitage, TN 37076

☑ Transferor has sold or exchanged during either of the prior two calendar years;

☑ Transferor previously sold or exchanged during the current calendar year;

☑ Transferor on the date of closing expects to sell or exchange during the current calendar year, at least 25 separate items of reportable real estate to at least 25 separate transferees and each such item, at the date of closing of such item was or will be held primarily for sale or resale to customers in the ordinary course of a trade or business.

Under penalties of perjury, I certify that this Certification and the facts stated herein are correct.

Dated: September 8, 2023

Landmark Homes of Tennessee, Inc., a Tennessee Corporation

BY:_____
Nicholas Wisniewski,
Authorized Signatory

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 9/8/2023.

Date

Tonya Loftin
Affiant Signature

September 11, 2023
Date

State of Tennessee

County of Rutherford

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