SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1076575 DEEDWARRSP
11/30/2023 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,283.68
20231130-0092273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,210.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 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).
Mary Hill and William Hill, wife and husband	CMG Mortgage, Inc. dba CMG Home Loans	181 15 0A 142.00
(NAME)	(NAME)	
804 Wardlaw Court	3160 Crow Canyon Road Ste 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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 **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 **Mary Hill and William Hill, wife and husband**, 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:

Situated in Davidson County, Tennessee, being Lot No. 142 of Southpoint SP, Phase 3, of record in Instrument No. 20220926-0106612, 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 Blackburn Family Limited Partners II, L.P., a Tennessee Limited Partnership from Susan Beerman Cline, Executrix of The Estate of Billy P. Beerman, deceased and Susan Beerman Cline, individually, and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will and Testament of Billy P. Beerman (aka Billie P Beerman), by Special Warranty Deed dated April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036607 and by Quitclaim Deed dated April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036608, in the Register's Office for Davidson County, Tennessee.

AND being a portion of the same property conveyed to Blackburn Family Limited Partners II, L.P., a Tennessee Limited Partnership, from Barbara A. Wardlaw by Special Warranty Deed dated April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036623 and by Quitclaim Deed dated

April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036624, in the Register's Office for Davidson County, Tennessee.

Further 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 February 6, 2020 and recorded February 10, 2020 in Instrument No. 20200210-0015278, 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 Wardlaw Court, 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 20 day of NOVEMBER, 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 20th day of November, 2023.

_____
Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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

11/20/2023

Date

Tonya Loftin

Affiant Signature

November 29, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of November, 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)