Karen Johnson Davidson County
Batch# 1078023 DEEDWARR
12/04/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,242.90
20231204-0093362

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $606,190.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of December 2023

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(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).
Paul Marzano and Catherine Marzano,	CMG Mortgage, Inc. dba CMG Financial	181 15 0A 145.00
(NAME)	(NAME)	
816 Wardlaw Ct	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 Paul Marzano and Catherine Marzano, husband and wife, 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. 145 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.

Further 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 816 Wardlaw Ct, 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 30th day of NOVEMBER, 2023.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski,
Secretary/Treasurer

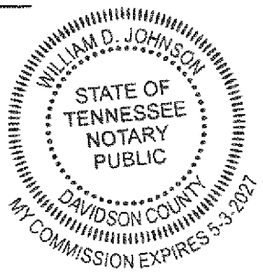
STATE OF TENNESSEE
COUNTY OF WILSON

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 Secretary/Treasurer 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 Secretary/Treasurer.

Witness my hand and official seal, this 30th day of NOVEMBER, 2023.

_____
Notary Public

My commission expires:



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 November 30, 2023.

Date

Tonya Loftin

Affiant Signature

December 4, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of December, 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)