WARRANTY DEED

Karen Johnson Davidson County
Batch# 1087148 DEEDWARR
12/29/2023 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20231229-0100260

B-P-23-542-223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$620,000.00~~ $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Kwan and Kristie Kwan	New Owner	
(NAME)	(NAME)	**105-11-1O-044.00-CO**
542 Southgate Avenue #223	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON KWAN AND KRISTIE KWAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 44, on the Plan of Southgate Commons Condominiums, a Condominium Development, established by Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200427-0043800, as amended in Instrument No. 20200427-0043800, Instrument No. 20200513-0049627 and in Instrument No. 20231214-0096695 and corrected in Instrument No. 20231214-0096692, in the Register's Office for Davidson, Tennessee.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, by Warranty Deed from Donnell W. Howse of record in Instrument No. 20191028-0110249, Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0110250, Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019

Being a portion of the same property conveyed to Douglas R. Hale, Trustee by Quitclaim Deed from Southgate Commons, L.L.C., a Tennessee limited liability company of record in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020 and within the same deed the said Douglas R. Hale, Trustee conveyed his interest in the subject property to Southgate Commons, L.L.C., a Tennessee limited liability company

NOTE: Southgate Commons, LLC, a Tennessee limited liability company erroneously conveyed Unit 44 to Lauren Elizabeth Cooksey by deed filed for record in Instrument No. 20230406-0025146, Register's Office for Davidson County, Tennessee. A Deed of Correction Warranty Deed was filed in Instrument No. 20231214-0096693, Register's Office for Davidson County, Tennessee to correct the unit number and reconvey any interest Lauren Elizabeth Cooksey erroneously received in Unit 44 back to Southgate Commons, LLC, a Tennessee limited liability company.

This conveyance is subject to:
• Taxes for the year 2024, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee.
• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for the Master Regime of Southgate Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200424-0043303, as amended in Instrument No. 20200427-0043800, Instrument No. 20200513-0049627 and in Instrument No. 20200427-0043800, as amended in Instrument No. 20200427-0043800, Instrument No. 20200513-0049627 and in Instrument No. 20231214-0096695 and corrected in Instrument No. 20231214-0096692, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180808-0078102, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398, Instrument No. 20190327-0027589 and Instrument No. 20220616-0069134, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Underground Utiity Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of Said Government of record in Instrument Number 20200720-0079311, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Access of record in Instrument Number 20201103-0128431, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **542 Southgate Avenue #223, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2023.

Southgate Commons, LLC, a Tennessee Limited Liability Company

BY: _____
Anthony E. Ewing
Authorized Member



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2023.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 12/15/23.

Date

Affiant Signature

12/15/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026