This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22637-RR

Karen Johnson Davidson County
Batch# 1136434 DEEDWARR
05/17/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20240517-0036919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,020,000.00.

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Subscribed and sworn to before me, this the 17th day of May, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael T. Scivley 528 Southgate Ave. Nashville, TN 37203	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Ste 400 San Ramon, CA 94583	105-11-2D-062-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven Smith, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael T. Scivley a single man** , hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 50 of Southgate Station II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Southgate Station, a Horizontal Property Regime, of record in Instrument Number 20170726-0075875 and amended in Instrument No. 20171130-0122369 and supplemental in Instrument No. 20210129-0013221, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit " C " to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Southgate Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bentley Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170207-0012755 Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on February 07, 2017.

Being the same property conveyed to Steven Smith, an unmarried man by Special Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230321-0020483 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 21, 2023.

This is improved property located at: **528 Southgate Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2024.

GRANTOR:

Steven Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of May, 2024.

Notary Public
My Commission expires: 1/4/2027



202405170036919

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of May, 2024.

Affiant Signature
Date 5-17-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027