WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157880 DEEDWARR
07/15/2024 09:22:30 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20240715-0052883

B-P-24-542-107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

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)
Jill Shoffner Egan	First Bank	
(NAME)	(NAME)	**105-11-1O-013.00-CO**
542 Southgate Ave Unit 107	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin, TN 37064	
(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 **JILL SHOFFNER EGAN, AN UNMARRIED WOMAN,** 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. 13, 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, in the Register's Office for Davidson County, Tennessee. Said Unit being shown on Site Plan/Plat Exhibits attached as Exhibit D to the Amendment to the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200513-0049627, as amended by Amendment No. 2 in Instrument No. 20230404-0024550, re-recorded in Instrument No. 20230406-0025100, and corrected by Scrivener's Affidavit in Instrument No. 20231214-0096692, and as further amended by Amendment No. 3 in Instrument No. 20231214-0096695, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

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.

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 Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200424-0043303, as amended in Instrument No. 20230404-0024550, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200427-0043800, amended in Instrument No. 20200513-0049627, Instrument No. 20230406-0025100, Scrivener's Affidavit in Instrument No. 20231214-0096692, as further amended in Instrument No. 20231214-0096695, 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 Ave Unit 107, 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 1 DAY OF JULY, 2024.

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 1st of July, 2024.

_____
Notary Public
My Commission Expires: 03-16-24
(SEAL)

BRANYAN GILL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2025
WILLIAMSON COUNTY

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

True Copy Certification

I, Yvette Meldrum, 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 July 1, 2024.

_____
Signature
July 1, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 1, 2024

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025