Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
GT241100104

Karen Johnson
Batch # 1213699
12/10/2024 10 17 03 AM
Fees $23 00 Taxes $1,239 50

Davidson County
DEEDWARRSP
4 pgs

20241210-0095744

This instrument prepared by:
Miranda Trenary employee of Endpoint Digital Closings
Attorney at Law
51 West 3rd Street, Ste 335
Tempe, Arizona 85281
(866)230-7571

File No.: **END1042064**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th **day of December, 2024,** by and between **Portico 3, LLC, a Delaware limited liability company,** party of the first part, and **James Limbaugh,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 27, SECTION TWO, GRIZZARD MANOR Subdivision, as shown on the plat of the same of record in Plat Book 4660, Page 17, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 27 fronts 165 feet on the Easterly side of Gaylemore Drive and runs back between lines, 250.32 feet on the Northerly line, and 273.17 feet on the Southerly line to a broken line in the rear, which measures 182.13 feet thereon.

Being the same property conveyed to Portico 3, LLC, a Delaware limited liability company, by Warranty Deed from Marilyn Marie Gurgiolo, Jenny Chaffin, Joseph B. Gravens, Candy Lackey, Michael Gravens, and Dusty Gravens, of record in Instrument No. 20220801-0087594, in the Register's Office of Davidson County, Tennessee, dated July 15, 2022, and recorded on August 01, 2022.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **012 03 0 022.00**

Improved property located at: **620 Gaylemore Dr, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

And that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Portico 3, LLC
By: Picket Realty Services, LLC, attorney-in-fact
By: Michael Gottilla
Name: Michael Gottilla
Title: Authorized Signatory

State of Texas

County of Dallas

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared **Michael Gottilla** with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the **Authorized Signatory of Picket Realty Services LLC attorney-in-fact for Portico 3, LLC, a Delaware limited liability company** the within named bargainer, a corporation, and that **he** as such **Authorized Signatory of Picket Realty Services LLC attorney-in-fact for Portico 3, LLC, a Delaware limited liability company** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by **Michael Gottilla** as such **Authorized Signatory of Picket Realty Services LLC attorney-in-fact for Portico 3, LLC, a Delaware limited liability company**.

Witness my hand and Notarial Seal at office this 5th **day of December, 2024.**

NOTARY PUBLIC STATE OF TEXAS
Jerry Duffey
ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2025

Notary Public

My Commission Expires: 01/05/2025

Electronically signed and notarized online using the Proof platform.

****

Owner's Name: **James Limbaugh**

and Address: **620 Gaylemore Dr**
Goodlettsville, TN 37072

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**335,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th **day of December, 2024.**

Notary Public

My Commission Expires: 11/22/25

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

AUTHENTICATOR CERTIFICATE

I certify and warrant that the foregoing and annexed paper document being presented for record, to which this certification is attached, represents a true, exact, complete, and unaltered copy of the original electronic document. The county offices of the auditor, treasurer, recorder, and others necessary to effectuate the transfer and recording of the instrument shall be entitled to rely on such certification and warranty for all purposes.

_____ (signature of authenticator)

Miranda Trenary (Printed name of authenticator)

51 W 3rd Street, Suite 335 (street address of authenticator)

Tempe, AZ 85281 (city, state, zip code of authenticator)

(866) 686-1099 (telephone number of authenticator)

State of AZ

County of Maricopa

The foregoing authenticator certificate was subscribed and sworn to in my presence by

Miranda Trenary (printed name of authenticator)

on this 9th day of December, 2024.

Jodi Renee Bowen

Notary Public Jodi Renee Bowen

Expiration Date: 9-8-2027

Notary Public State of Arizona
Maricopa County
Jodi Renee Bowen
My Commission Expires 9/8/2027
Commission Number 655336