Karen Johnson Davidson County
Batch# 332863 DEEDWARRSP
12/20/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20191220-0131643

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$294,000.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2019. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MATTHEW PHELAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Kurt Rosen and Lisa Ann Szczukowski, husband and wife and Andrew Rosen, an unmarried man 511 Glenpark Drive Nashville, TN 37217	Daniel Kurt Rosen and Lisa Ann Szczukowski, husband and wife and Andrew Rosen, an unmarried man 511 Glenpark Drive, Nashville, TN 37217	120-09-0-037.00

For and in consideration of the sum of Two Hundred Ninety-Four Thousand And No/100 Dollars ($294,000.00), 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, SPH Property One LLC, a Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel Kurt Rosen and Lisa Ann Szczukowski, husband and wife and Andrew Rosen, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5A6 on the Plan of Glengarry Park Section Five-A of record in Plat Book 3300, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Glenpark Drive, at the corner of Lots 5A5 and 5A6; thence with the line between said lots Northwesterly 165.2 feet, more or less, to a point at the corner of the property conveyed to Metropolitan Government of Nashville and Davidson County; for the construction of a controlled access highway known as Briley Parkway, shown in the deed in Book 3545, Page 537; thence along the margin of said controlled access highway; Southwesterly 13 feet more or less to a point; thence Southeasterly 20 feet more or less to a point; thence Southwesterly 70 feet more or less to a point in the line between Lots 5A6 and 5A7; thence with the line between said lots Southeasterly 143.4 feet more or less to the Northwesterly margin of Glenpark Drive; thence with the margin of the same, Northeasterly 80 feet to the point of beginning.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty deed from Christopher B. Crook, unmarried of record in Instrument No. 20191004-0101968

Register's Office for Davidson County, Tennessee, dated October 4, 2019 and recorded on October 4, 2019.

This conveyance is SUBJECT TO all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

This is unimproved ☐ improved ☒ 511 Glenpark Drive, Nashville, TN 37217

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 11 day of December, 2019.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Shneka Smith
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Chanelle Barnes, a Notary Public for the said County and State, do hereby certify that Shneka Smith personally appeared before me this day and acknowledged that (s)he is the authorized signer of SPH Property One LLC, a Delaware Limited Liability Company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 11 day of December, 2019.

_____ Notary Public

Chanelle Barnes
Notary's Printed or Typed Name

My Commission Expires:

_____

CHANELLE BARNES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2021

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

