Karen Johnson Davidson County
Batch# 354558 DEEDWARRSP
02/06/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20200206-0014147

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00.

Kathereal Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/6/22

(AFFIX SEAL)

FRANK M. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

TN1912962

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)
Khalid Abdulkareem, a married man and Youssef Abdulkareem, an umarried man, Joint Tenants with Rights of Survivorship 1840 Annalee Drive Antioch, TN 37013	Khalid Abdulkareem, a married man and Youssef Abdulkareem, an umarried man, Joint Tenants with Rights of Survivorship 1840 Annalee Drive Antioch, TN 37013	174-11-0A-041.00-CO

For and in consideration of the sum of Two Hundred Ninety-Four Thousand Nine Hundred And No/100 Dollars ($294,900.00), 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 Khalid Abdulkareem, a married man and Youssef Abdulkareem, an umarried man, Joint Tenants with Rights of Survivorship 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. 140 on the Plan of First Revision of Cane Ridge Farms, Phase One, Section Two of record in Plat at Instrument No. 20020712-0084135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty deed from Indrani D. Ojha and Gopal J. Ojha, wife and husband of record in Instrument No. 20191108-0115754 Register's Office for Davidson County, Tennessee, dated November 8, 2019 and recorded on November 8, 2019.

Being the same property conveyed to Indrani D. Ojha and Gopal J. Ojha, wife and husband by Warranty deed from NVR Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20020801-0092234 Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on August 01, 2002.

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 ☒ 1840 Annalee Drive, Antioch, TN 37013

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 14 day of January, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: _____
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Sabrina Moreno, a Notary Public for the said County and State, do hereby certify that _____ 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 14 day of January, 2020.

_____ Notary Public

Sabrina Moreno
Notary's Printed or Typed Name

My Commission Expires:
8.22.2021

SABRINA MORENO
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUGUST 22, 2021

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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