Karen Johnson Davidson County
Batch# 375082 DEEDWARRSP
03/19/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200319-0030558

SPECIAL

WARRANTY DEED

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/6/24
(AFFIX SEAL)

BRIDGET L JOLLY
Notary Public
Mecklenburg
County
My Comm. Exp.
05-06-2024
NORTH CAROLINA

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)
Dana Danner and David E Danner 7013 Marhaden Drive Antioch, TN 37013	Dana Danner and David E Danner 7013 Marhaden Drive Antioch, TN 37013	164-01-0A-010.00-CO

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($299,900.00), 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 **Dana Danner and David E Danner, Wife and Husband,** 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. 40 on the Plan of Final Plat of Phase one, Marhaden Pointe, a Residential PUD Subdivision of record in Plat at Instrument No. 20060907-0110477, 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 Olawale Adeyemo and Adejumoke Owolafe of record in Instrument No. 20200219-0018323 Register's Office for Davidson County, Tennessee, dated February 11, 2020 and recorded on February 19, 2020.

Being the same property conveyed to Olawale Adeyemo, an unmarried man by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20160404-0031485 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 04, 2016.

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 ☒ 7013 Marhaden 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 11 day of March, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Tyree Anderson
Its: Authorized Signatory

State of Georgia
County of Gwinnett

I, Trina Robinson, a Notary Public for the said County and State, do hereby certify that Tyree Anderson personally appeared before me this day and acknowledged that (s)he is the Transaction Manager* 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 11th day of March, 2020. *Authorized Signatory

_____Notary Public

Trina Robinson
Notary's Printed or Typed Name

My Commission Expires:

4-18-2023

TRINA ROBINSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 18, 2023

True Copy Certification

I, Brittany N Counts, 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.

State of NC

County of Mecklenburg

Personally appeared before me, Brenna T. Heller (name of notary), a notary public for this county and state, Brittany N. Counts (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 7/13/22

Notary Seal (if on paper)

BRENNA T. HELLER NOTARY My Comm. Exp. 07/13/2022 PUBLIC MECKLENBURG COUNTY, NC