Karen Johnson Davidson County
Batch# 381860 DEEDWARRSP
04/06/2020 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200406-0036131

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15/2021
COUNTY OF WILLIAMSON

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)
Marco A. Rodriguez Leon and Erica Leon and Sharon Williams 2304 Franco Road Madison, TN 37115	Marco A.Rodriguez Leon and Erica Leon and Sharon Williams 2304 Franco Road Madison, TN 37115	043-14-0B-025.00-CO

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), 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 **Marco A. Rodriguez Leon and Erica Leon, husband and wife, and Sharon Williams, a married woman, joint tenants with expressed 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. 25 on the Plan of Final Plat of Lanier Park, Phase One of record in Plat at Instrument No. 20021022-0129511, 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 Tan A. Turner and Marsha A. Turner, husband and wife of record in Instrument No. 20200124-0008880 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 24, 2020.

Being the same property conveyed to Tan A. Turner and Marsha A. Turner, husband and wife by Warranty deed from Dennis D'Anna and Samantha D'Anna, husband and wife of record in Instrument No. 20130128-0008772 Register's Office for Davidson County, Tennessee, dated January 23, 2013 and recorded on January 28, 2013.

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 ☒ 2304 Franco Road, Madison, TN 37115

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 12th 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 DeKalb

I, Kanisha Cobb, 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 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 12th day of March, 2020.

_____
~~Notary~~ Public

Kanisha Cobb
Notary's Printed or Typed Name

My Commission Expires:
12/30/2023

KANISHA COBB NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 30, 2023

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022