Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 392098 DEEDWARRSP
04/27/2020 11:30:30 AM 5 pgs
Fees: $28.00 Taxes: $851.00
20200427-0043711

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
135-12-0E-030.00-CO
File Number: 2003-TN-102551
Consideration: $230,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 10th day of April, 2020,

by and between the grantor, **SPH Property One, LLC, a Delaware limited liability company**

and the grantee, **Anita Williams-Turk, an unmarried person, and Mary Elizabeth Coleman, an unmarried person ,** whose address is: 2236 Nashboro Boulevard, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Thirty Thousand Dollars and No Cents ($230,000.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 2236 Nashboro Boulevard, Nashville, TN 37217

THIS CONVEYANCE is made subject to covenants, conditions, restrictions, reservations, limitations, easements, rights-of-way, encumbrances, liens, liabilities, and other matters as may appear of record, if any; current taxes and assessments; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, all matters that would be disclosed by an accurate ATLA/ACSM survey or physical inspection of the property.

AND THE GRANTOR COVENANTS that he is seized and possessed of this land, and has a right to convey it, and warrants the title against all persons claiming under him.
THIS CONVEYANCE is made subject to:
And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

SPH Property One, LLC,
a Delaware limited liability company

By: _____

Name: Kat Harlan

Its: Authorized Signatory

State of Tennessee)
ss
County of Davidson)

On this 10 day of April, 2020 before me personally appeared* SPH Property One, LLC, a Delaware limited liability company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Anita Williams-Turk and Mary Elizabeth Coleman executed the same as their free act and deed.

* Kat Harlan, Authorized Signer.

_____
Notary Public

Trina Robinson
Printed Name

My commission expires: _____

TRINA ROBINSON
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 16, 2023
GWINNETT COUNTY, GEORGIA

Exhibit A

Legal Description

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee being Unit No. 315 as shown on the plan of Phase One, Tract 21 Nashboro Village, as shown on plats of record in Plat Book 4660, page 159 and as amended in Instrument No. 200311180168332, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company, by Warranty Deed from Richard J Hoffman, of record in Instrument No. 20200214-0017238, Register's Office for Davidson County, Tennessee.

Parcel ID No: 135-12-0E-030.00-CO

For information purposes only: 2236 Nashboro Boulevard, Nashville, TN 37217

Mail Tax Statements to:
2236 Nashboro Boulevard
Nashville, TN 37217

New Owner's Address:
2236 Nashboro Boulevard
Nashville, TN 37217

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Anita Williams-Turk

Mary Elizabeth Coleman

This instrument was acknowledged before me on this day 20th of April, 2020 by Anita Williams-Turk and Mary Elizabeth Coleman.

Notary Public

Kymberly R. Turney

Printed Name

Commission expires: 3-17-2024

KYMBERLY R TURNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Amir Saleem, 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 Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)