Karen Johnson Davidson County
Batch# 394739 DEEDWARRSP
05/04/2020 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $899.10
20200504-0046135

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Norma L Moreno
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Norma L Moreno 2876 Lera Jones Drive Antioch, TN 37013	Norma L Moreno 2876 Lera Jones Drive Antioch, TN 37013	150060060

For and in consideration of the sum of Two Hundred Forty-Three Thousand And No/100 Dollars ($243,000.00), 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 Two 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 Norma L Moreno, 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. 47 on the plan of Percy Priest Meadows, Section One, of record in Plan Book 4675, Page 110, Register's Office for said County. Said Lot No. 47 fronts 76.00 feet on the Northeasterly margin of Lera Jones Drive and extends back 170.85 feet on the Northwesterly line and 155.61 feet on the Southeasterly line to a dead line in the rear, measuring 88.40 feet thereon.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty Deed from Darral G. Dablow and wife, Charlene W. Dablow recorded February 25, 2020 in Instrument #20200225-0021088, Register's Office for Davidson County, Tennessee.

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 ☒ 2876 Lera Jones 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 17 day of April, 2020.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: _____
Its: Authorized Signatory

State of Georgia
County of Forsyth

I, Lorraine Perez, 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 Two 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 17 day of APRIL, 2020.

_____ Notary Public

Lorraine Perez
Notary's Printed or Typed Name

My Commission Expires:

4-11-2022

LORRAINE PEREZ
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
My Commission Expires 04-11-2022

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21