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

Karen Johnson Davidson County
Batch# 399355 DEEDWARRSP
05/12/2020 04:18:30 PM 5 pgs
Fees: $28.00 Taxes: $806.23
20200512-0049360

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

Property Appraiser's Parcel ID #:
075-12-0C-014.00-CO
File Number: 2004-TN-103162
Consideration: $217,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 5th day of May, 2020,

by and between the grantor, **SPH Property Two, LLC, A Delaware Limited Liability Company,**

and the grantee, **Chris Rindin, an unmarried person,** , whose address is: 755 Tulip Grove Rd, Apt 1304, Hermitage, TN 37076

WITNESSETH: that for the sum of **Two Hundred Seventeen Thousand Nine Hundred Dollars and No Cents ($217,900.00)**

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: 755 Tulip Grove Rd, Apt 1304, Hermitage, TN 37076

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 Two, LLC,
a Delaware limited liability company

By: _____

Name: Katrina Harlan
Its: Authorized Signatory

State of Tennessee)
ss
County of Davidson)

On this 5th day of May, 2020 before me personally appeared SPH Property Two, LLC, A Delaware Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Chris Rindin executed the same as their free act and deed.

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

_____
Notary Public

Trina Robinson
Printed Name

My commission expires: _____

Exhibit A
Legal Description

Land in Davidson County, Tennessee being Unit 1304, Resubdivision of Phase One, Brookside Park Townhomes, as shown on plat of record in Instrument No. 20000107-0002402, 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 Two, LLC, a Delaware limited liability company by Warranty Deed from Tiffani C. Gaines, unmarried, recorded on 03/13/2020 in Instrument No. 20200313-0028452, in the Register's Office of Davidson County, Tennessee.

Parcel ID No: 075-12-0C-014.00-CO

For information purposes only: 755 Tulip Grove Rd, Apt 1304, Hermitage, TN 37076

Mail Tax Statements to:
755 Tulip Grove Rd, Apt 1304
Hermitage, TN 37076

New Owner's Address:
755 Tulip Grove Rd, Apt 1304
Hermitage, TN 37076

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 $217,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Chris Rindin

This instrument was acknowledged before me on this day May 6th of 2020, 2020 by Chris Rindin.

Notary Public

Christine Bolanis Garner

Printed Name

Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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)