Karen Johnson Davidson County
Batch# 400793 DEEDWARRSP
05/15/2020 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20200515-0050453

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

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)
Oz and Rose Living Trust 217 Baylee Mika Place Joelton, TN 37080	Oz and Rose Living Trust 217 Baylee Mika Place Joelton, TN 37080	022-02-0-064.00

For and in consideration of the sum of Two Hundred Forty-Eight Thousand And No/100 Dollars ($248,000.00), 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 Oz and Rose Living Trust, 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. 15, on the Plan of Chase Pointe, Section Five, of record in Instrument No. 20000110-0003085, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty Deed from LeShawnda J. Fitzgerald recorded on January 31, 2020 in Instrument No. 20200131-0011886, 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 ☒ 217 Baylee Mika Place, Joelton, TN 37080

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 8 day of May, 2020.

SPH Property One 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 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 7 day of April, 2020.

_____ Notary Public

Lorraine Perez
Notary's Printed or Typed Name

My Commission Expires:

4-11-22

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

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY