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

Karen Johnson Davidson County
Batch# 412491 DEEDWARRSP
06/09/2020 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $880.23
20200609-0059257

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

Property Appraiser's Parcel ID #:
086-07-0-063.00
File Number: 2004-TN-103426
Consideration: $237,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 26th day of May, 2020,

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

and the grantee, **Vester E. Mcfarland Jr., an unmarried person ,** whose address is: 10540 CENTRAL PIKE, Mount Juliet, TN 37122

WITNESSETH: that for the sum of **Two Hundred Thirty Seven Thousand Nine Hundred Dollars and No Cents ($237,900.00)**

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: 104 Jacksons Retreat Court, 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.

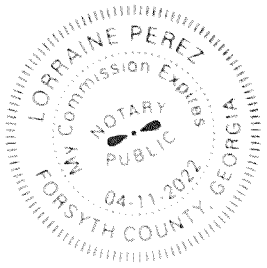
SPH Property One, LLC,
a Delaware limited liability company

By: _____

Name: Shrieka Smith
Its: Authorized Signatory

State of ~~Tennessee~~ GEORGIA)
ss
County of ~~Davidson~~ FORSYTH)

On this 26TH day of MAY, 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 Vester E. Mcfarland Jr. executed the same as their free act and deed.



_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

OATH OF CONSIDERATION

State of TN)
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 $237,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Vester E. Mcfarland Jr.

This instrument was acknowledged before me on this day 26, of May,
2020 by Vester E. Mcfarland Jr..

Notary Public

Sophie Bransford
Printed Name

Commission expires: March 6, 2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase I, Section One Jackson's Retreat of record in Plat Book 5200, Page 286, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID No: 086-07-0-063.00

For information purposes only: 104 Jacksons Retreat Court, Hermitage, TN 37076

Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Miranda Graham, an unmarried woman recorded on March 25, 2020 in 20200325-0032539 in the Register's Office of Davidson County, TN.

Mail Tax Statements to:
10540 CENTRAL PIKE
Mount Juliet, TN 37122

New Owner's Address:
10540 CENTRAL PIKE
Mount Juliet, TN 37122

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)