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

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

Karen Johnson Davidson County
Batch# 415295 DEEDWARRSP
06/16/2020 08:53:30 AM 5 pgs
Fees: $28.00 Taxes: $888.00
20200616-0061657

Property Appraiser's Parcel ID #:
176-05-0-096.00
File Number: 2005-TN-103473
Consideration: $240,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 3 day of June, 2020,

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

and the grantee, **Cori Catron, a single man and Lauren Prater, a single woman, tenants by the entirety** whose address is: 5132 Hickory Grove Dr, Nashville, TN 37013

WITNESSETH: that for the sum of **Two Hundred Forty Thousand Dollars and No Cents ($240,000.00)**

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: 5132 Hickory Grove Dr, Nashville, TN 37013

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~~ Georgia)
ss
County of ~~Davidson~~ Barrow)

On this 3rd day of June, 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 Cori Catron and Lauren Prater executed the same as their free act and deed.

_____
Notary Public

Trina Robinson
Printed Name

My commission expires: _____

TRINA ROBINSON
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 18, 2023

Exhibit A
Legal Description

Being Lot No. 58, on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Gary Covalt recorded on March 23, 2020 in 20200323-0031417 in the Register's Office of Davidson County, TN.

Parcel ID No: 176-05-0-096.00

For information purposes only: 5132 Hickory Grove Dr, Nashville, TN 37013

Mail Tax Statements to:
5132 Hickory Grove Dr
Nashville, TN 37013

New Owner's Address:
5132 Hickory Grove Dr
Nashville, TN 37013

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 $240,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Cori Catron

Lauren Prater

This instrument was acknowledged before me on this day 4th, of June, 2020 by Cori Catron and Lauren Prater.

Notary Public

Dotty J Harper

Printed Name

Commission expires: 8-19-2023

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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)