Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE, 10th Fl.
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# 418922 DEEDWARRSP
06/18/2020 10:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20200618-0063998

Property Appraiser's Parcel ID #:
033-03-0B-092.00-CO
File Number: 2004-TN-103387
Consideration: $295,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 8 day of June, 2020,

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

and the grantee, **Charles Lawrence Smith, an unmarried man and, and Emily Rebecca Mize, an unmarried woman, tenants in common with rights of survivorship ,** whose address is: 103 Trailing Blossom Lane, Goodlettsville, TN 37072

WITNESSETH: that for the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents ($295,000.00)**

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: 103 Trailing Blossom Lane, Goodlettsville, TN 37072

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: Charles Smith
Its: Authorized Signatory

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

On this 8 day of June, 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 Charles Lawrence Smith and Emily Rebecca Mize executed the same as their free act and deed.

KATRINA D HARLAN
NOTARY PUBLIC
BARROW COUNTY, GA
MY COMMISSION EXPIRES
JUNE
20
2023

_____
Notary Public

Katrina Harlan
Printed Name

My commission expires: 6/20/2023

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument No. 20050825-0101280 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company, by Warranty Deed from David M. Bastin and Carinda N. Bastin, husband and wife dated March 18, 2020, recorded March 23, 2020, as Instrument No. 20200323-0031462 in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from David M. Bastin and Carinda N. Bastin, husband and wife recorded on March 23, 2020 in 20200323-00311462 in the Register's Office of Davidson County, TN.

Parcel ID No: 033-03-0B-092.00-CO

For information purposes only: 103 Trailing Blossom Lane, Goodlettsville, TN 37072

Mail Tax Statements to:
103 Trailing Blossom Lane
Goodlettsville, TN 37072

New Owner's Address:
103 Trailing Blossom Lane
Goodlettsville, TN 37072

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 $295,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

This instrument was acknowledged before me on this day 11, of June, 2020 by personal identification.

Notary Public

Printed Name

Commission expires: _____

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

