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# 419005 DEEDWARRSP
06/18/2020 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $889.85
20200618-0064106

Property Appraiser's Parcel ID #:
117-03-0D-239.00-CO
File Number: 2006-TN-103793
Consideration: $240,500.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Jeremy Stover and Maile Stover, husband and wifeas joint tenants ,** whose address is: 239 Hillsboro Place, Nashville, TN 37215

WITNESSETH: that for the sum of **Two Hundred Forty Thousand Five Hundred Dollars and No Cents ($240,500.00)**

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: 239 Hillsboro Place, Nashville, TN 37215

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: Shrieka 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 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** ~~Jeremy Stover and Maile Stover~~ executed the same as their free act and deed.

*Shrieka Smith, authorized signatory for

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

_____
Notary Public

Katrina Harlan
Printed Name

My commission expires: 6/20/2023

**SPH Property two LLC, a Delaware limited liability company

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 $240,500.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jeremy Stover

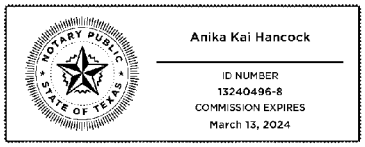
Jeremy Stover

Maile Stover

Maile Stover

This instrument was acknowledged before me on this day 12th, of June,

2020 by Jeremy Stover and Maile Stover.



Notary Public

Anika Kai Hancock

Printed Name

Commission expires: 03/13/2024

STATE OF TEXAS, COUNTY OF DALLAS

Notarized online using audio-video communication

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit 239 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, Pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Steven L. Britt recorded on March 13, 2020 in 20200313-0028306 in the Register's Office of Davidson County, TN.

Parcel ID No: 117-03-0D-239.00-CO

For information purposes only: 239 Hillsboro Place, Nashville, TN 37215

Mail Tax Statements to:
239 Hillsboro Place
Nashville, TN 37215

New Owner's Address:
239 Hillsboro Place
Nashville, TN 37215

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)