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

Karen Johnson Davidson County
Batch# 419425 DEEDWARRSP
06/18/2020 03:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,250.60
20200618-0064609

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

Property Appraiser's Parcel ID #:
073-13-0-014.00
File Number: 2004-TN-103424
Consideration: $338,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 27 day of May, 2020,

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

and the grantee, **Ann Neely North, an unmarried person** , whose address is: 1815 Welcome Lane, Nashville, TN 37216

WITNESSETH: that for the sum of **Three Hundred Thirty Eight Thousand Dollars and No Cents ($338,000.00)**

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: 1815 Welcome Lane, Nashville, TN 37216

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 Three, LLC,
a Delaware limited liability company

By: _____

Name: Katrina Harlan
Its: Authorized Signatory

State of Tennessee)
ss
County of Davidson)

On this 27 day of May, 2020 before me personally appeared SPH Property Three LLC, A Delaware Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Ann Neely North executed the same as their free act and deed.

_____
Notary Public

Trina Robinson
Printed Name

My commission expires: 4/18/2023

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

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 $338,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Ann Neely North

This instrument was acknowledged before me on this day 28, of May 2020, 2020 by Ann Neely North.

Ella K. Butler
Notary Public

Ella K. Butler
Printed Name

Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit B
Legal Description

Being Lot No. 110 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Parcel ID No: 073-13-0-014.00

For information purposes only: 1815 Welcome Lane, Nashville, TN 37216

Being the same property conveyed to SPH Property Three, LLC, a Delaware limited liability company by Warranty Deed from Hazel Naomi Nastasi recorded on March 23, 2020 in 20200323-0031386 in the Register's Office of Davidson County, TN.

Mail Tax Statements to:
1815 Welcome Lane
Nashville, TN 37216

New Owner's Address:
1815 Welcome Lane
Nashville, TN 37216

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)