Karen Johnson Davidson County
Batch# 419624 DEEDWARRSP
06/19/2020 06:52:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200619-0064853

SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2020. Notary Public MY COMMISSION EXPIRES: 2-13-2021 (AFFIX SEAL) MEAGAN SAWYER Notary Public, North Carolina Mecklenburg County My Commission Expires February 13, 2021

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katharyn Castro, a single woman 91 Ocala Drive Antioch, TN 37013	Katharyn Castro, a single woman 91 Ocala Drive Antioch, TN 37013	162-07-0-0225.00

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SPH Property Two LLC, a Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Katharyn Castro, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section 2-B, Whittemore Valley of record in Plat Book 6200, Page 443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SPH Property Two LLC, a Delaware Limited Liability Company by Warranty deed from Gabriel Sterling and spouse Charlotte Sterling, of record in Instrument No. 20200121-0007480 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 21, 2020.

Being the same property conveyed to Gabriel Sterling, a single person by Warranty deed from Ryan K. Denton and Daisy Denton, husband and wife of record in Instrument No. 20180508-0043799 Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 08, 2018.

This conveyance is SUBJECT TO all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality,

county, state or the United States affecting the Property.

This is unimproved ☐ improved ☒ 91 Ocala Drive, Antioch, TN 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 17 day of April, 2020.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: _____
Its: Authorized Signatory
State of Georgia
County of Forsyth

I, Lorraine Perez, a Notary Public for the said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged that (s)he is the Authorized Signer of SPH Property Two LLC, a Delaware Limited Liability Company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 17 day of APRIL, 2020.

_____ Notary Public

Lorraine Perez
Notary's Printed or Typed Name

My Commission Expires:

4-11-2022

LORRAINE PEREZ
NOTARY PUBLIC
My Commission Expires
04-11-2022
FORSYTH COUNTY, GEORGIA

True Copy Certification

I, Brittany Farrar, 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.

State of North Carolina

County of Mecklenburg

Personally appeared before me, Meagan Sawyer (name of notary), a notary public for this county and state, Brittany Farrar (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: _____

Notary Seal (if on paper)

MEAGAN SAWYER
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
February 13, 2021