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# 423405 DEEDWARRSP
06/23/2020 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $795.50
20200623-0067252

Property Appraiser's Parcel ID #:
135-12-0B-072.00-CO
File Number: 2004-TN-103423
Consideration: $215,000.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Benjamin Patrick Brown and Grace Hsu, husband and wife as joint tenants** , whose address is: 2012 Nashboro Boulevard, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Fifteen Thousand Dollars and No Cents ($215,000.00)**

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: 2012 Nashboro Boulevard, Nashville, TN 37217

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: 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 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 Benjamin Patrick Brown and Grace Hsu executed the same as their free act and deed. * Katrina Harlan, Authorized Signor

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

Notary Public

Trina Robinson
Printed Name

My commission expires: 4/18/2023

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 $215,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Benjamin Patrick Brown

Grace Hsu

This instrument was acknowledged before me on this day 22, of June, 2020 2020 by Benjamin Patrick Brown and Grace Hsu.

Notary Public

Victoria D. Galy

Printed Name

Commission expires: 3/8/22

VICTORIA D. GALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Exhibit A
Legal Description

Being Unit and Lot No. 72, as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, which plan is hereby referenced for a more complete and accurate description.

Parcel ID No: 135-12-0B-072.00-CO

For information purposes only: 2012 Nashboro Boulevard, Nashville, TN 37217

Being the same property conveyed to SPH Property One, LLC, a Delaware Limited Liability Company by Warranty Deed from Tiffany L. Smith-Badgett, an unmarried woman recorded on March 16, 2020 in 20200316-0029139 in the Register's Office of Davidson County, TN.

Mail Tax Statements to:
2012 Nashboro Boulevard
Nashville, TN 37217

New Owner's Address:
2012 Nashboro Boulevard
Nashville, TN 37217

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)