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# 424843 DEEDWARRSP
06/24/2020 09:30:30 AM 5 pgs
Fees: $28.00 Taxes: $699.30
20200624-0067983

Property Appraiser's Parcel ID #:
129-15-0A-019.00-CO
File Number: 2005-TN-103664
Consideration: $189,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 11 day of June, 2020,

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

and the grantee, **Elizabeth Key, an unmarried person and Valerie Key and Gordon Key Jr., wife and husband ,** whose address is: 6820 Highway 70 S Apt. 518, Nashville, TN 37221

WITNESSETH: that for the sum of **One Hundred Eighty Nine Thousand Dollars and No Cents ($189,000.00)**

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: 21 Vaughns Gap RD Apt. 19, Nashville, TN 37205

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: Trina Robinson
Its: Authorized Signatory

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

On this 11 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 SPH Property Two, LLC, A Delaware Limited Liability Company executed the same as their free act and deed.

*Trina Robinson, Authorized Signor.

_____
Notary Public

Katrina Harlan
Printed Name

My commission expires: 6/20/2023

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

OATH OF CONSIDERATION

State of TN)
ss
County of Montgomery)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $189,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Elizabeth Key

Valerie Key

Gordon Key Jr.

This instrument was acknowledged before me on this day 23, of June,

2020 by Elizabeth Key and Valerie Key and Gordon Key Jr..

Angie D. Seay
Notary Public

Angie D. Seay
Printed Name

Commission expires: 5·10·2021

ANGIE D. SEAY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 19, on the plan of Belle Meade Highlands Condominiums, according to the Master Deed of record in Book 7091, page 302, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Jackson H. Smythe, an unmarried person recorded on February 18, 2020 in 20200218-0018010 in the Register's Office of Davidson County, TN.

Parcel ID No: 129-15-0A-019.00-CO

For information purposes only: 21 Vaughns Gap RD Apt. 19, Nashville, TN 37205

Mail Tax Statements to:
21 Vaughns Gap RD Apt. 19
Nashville, TN 37205

New Owner's Address:
21 Vaughns Gap RD Apt. 19
Nashville, TN 37205

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)