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# 424897 DEEDWARRSP
06/24/2020 10:41:30 AM 6 pgs
Fees: $33.00 Taxes: $610.13
20200624-0068059

Property Appraiser's Parcel ID #:
118-02-0C-023.00-CO
File Number: 2005-TN-103619
Consideration: $164,900.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Paul L. Sek, an unmarried man ,** whose address is: 295 Tusculum Ave, Antioch, TN 37013

WITNESSETH: that for the sum of **One Hundred Sixty Four Thousand Nine Hundred Dollars and No Cents ($164,900.00)**

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: 801 Inverness Avenue, Unit #B3, Nashville, TN 37204

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: 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 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 SPH Property One, LLC, A Delaware Limited Liability Company executed the same as their free act and deed.

*Trina Robinson, Authorized Signor.

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

_____
Notary Public

Katrina Harlan
Printed Name

My commission expires: 6/20/2023

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: A certain condominium located in Davidson County, Tennessee, being Unit No. B-3 of Village South Condominiums, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Village South Condominiums of record in Instrument Number 20070821-0100079, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20070821-0100079 to said Master Deed.
Being the same property conveyed to SPH Property One, LLC, a Delaware Limited Liability Company by Warranty Deed from Ravi Patel, a married man and Kamlesh Patel and Vandana Patel, Husband and Wife recorded on February 25, 2020 in 20200225-0020938 in the Register's Office of Davidson County, TN.

Parcel ID No: 118-02-0C-023.00-CO

For information purposes only: 801 Inverness Avenue, Unit #B3, Nashville, TN 37204

Mail Tax Statements to:
295 Tusculum Ave
Antioch, TN 37013

New Owner's Address:
295 Tusculum Ave
Antioch, TN 37013

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 $164,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Paul L. Sek

This instrument was acknowledged before me on this day 19, of June, 2020 by Paul L. Sek.

Notary Public

Sophie Bransford
Printed Name

Commission expires: 3·16·2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN

County of Davidson

On 6.19.2020 (date), before me, Sophie Bransford (notary),

personally appeared, Paul L. Sek (signer),

□ personally known to me

-- OR --

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

(notary signature)

My Commission Expires: 3.6.2024

OPTIONAL INFORMATION:

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

Oath of Consideration
Title or Type of Document

1
Number of Pages

6.19.2020
Date of Document

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)