Karen Johnson Davidson County
Batch# 427996 DEEDWARRSP
06/29/2020 10:10:30 AM 5 pgs
Fees: $28.00 Taxes: $888.00
20200629-0069997

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

Property Appraiser's Parcel ID #:
165-09-0A-013.00-CO
File Number: 2005-TN-103704
Consideration: $240,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 19 day of June, 2020,

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

and the grantee, **Chason D. Griffin, an unmarried person** , whose address is: 1817 Lakewood Village Drive, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Forty Thousand Dollars and No Cents ($240,000.00)**

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: 1817 Lakewood Village Drive, Antioch, TN 37013

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: Katrina Harlan
Its: Authorized Signatory

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

*Katrina Harlan, authorized signatory for

On this 19 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.

_____
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 Tennessee)
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 $240,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Chason D Griffin
Chason D. Griffin

This instrument was acknowledged before me on this day 26th of June, 2020 by Chason D. Griffin.

Notary Public

DENICE LYTLE
Printed Name

Commission expires: 10-26-2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, Page 555, (boundary plat of record in Book 970, Page 464), 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 Nelson E. Maddox, and Damita J. Maddox, husband and wife recorded on April 8, 2020 in 20200408-0037220 in the Register's Office of Davidson County, TN.

Parcel ID No: 165-09-0A-013.00-CO

For information purposes only: 1817 Lakewood Village Drive, Antioch, TN 37013

Mail Tax Statements to:
1817 Lakewood Village Drive
Antioch, TN 37013

New Owner's Address:
1817 Lakewood Village Drive
Antioch, TN 37013

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)