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# 434771 DEEDWARRSP
07/10/2020 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $518.00
20200710-0075390

Property Appraiser's Parcel ID #:
129150A07100CO
File Number: 2005-TN-103668
Consideration: $140,000.00

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, **Carolyn Kelly, a married woman ,** whose address is: 21 Vaughns Gap Rd Apt 71, Nashville, TN 37205

WITNESSETH: that for the sum of **One Hundred Forty Thousand Dollars and No Cents ($140,000.00)**

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 71, 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.

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

Trina Robinson, Authorized Signatory
for

Exhibit A
Legal Description

Unit No. 71, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, section 101, et seq., as amended, record in book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the of Betle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Cory W. Brunson, an unmarried man recorded on November 25, 2019 in 20191125-012593 in the Register's Office of Davidson County, TN.

Parcel ID No: 129150A07100CO

For information purposes only: 21 Vaughns Gap Rd Apt 71, Nashville, TN 37205

Mail Tax Statements to:
21 Vaughns Gap Rd Apt 71
Nashville, TN 37205

New Owner's Address:
21 Vaughns Gap Rd Apt 71
Nashville, TN 37205

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Wilson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

This instrument was acknowledged before me on this day 2nd, of July, 2020 by ~~Carolyn Kelly.~~ Julia Hirt.

Notary Public

Rebecca Shukis

Printed Name

Commission expires: 12/15/2021

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell,** 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

