Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 445142 DEEDWARRSP
07/29/2020 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $858.40
20200729-0083021

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
164-16-0A-106.00-CO
File Number: 2004-TN-103381
Consideration: $232,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 11th day of May, 2020,

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

and the grantee, **Annette Morency, an unmarried person ,** whose address is: 1605 Soulshine Place, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Thirty Two Thousand Dollars and No Cents ($232,000.00)**

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: 1605 Soulshine Place, 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: Shrieka Smith
Its: Authorized Signatory

State of Tennessee)
ss
County of Davidson)

On this 11 day of May, 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 Annette Morency executed the same as their free act and deed. * Shrieka Smith, Authorized Signor.

LORRAINE PEREZ NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 04-11-2022

_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 232,000.00.

_____
Affiant

Subscribed and sworn to before me, this 11 day of May 2020.

_____
Notary Public

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

commision expires: 4-13-22

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 70, Meadow Woods, Section 4, of record in Instrument No. 20010605-0058115, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Parcel ID No: 164-16-0A-106.00-CO

For information purposes only: 1605 Soulshine Place, Antioch, TN 37013

Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Craig A. Underhill and Gerri G. Underhill, husband and wife recorded on March 24, 2020 in 20200324-0031797 in the Register's Office of Davidson County, TN.

Mail Tax Statements to:
1605 Soulshine Place
Antioch, TN 37013

New Owner's Address:
1605 Soulshine Place
Antioch, TN 37013

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon 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: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022