39B

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# 467148 **DEEDWARRSP**
08/31/2020 12:37:40 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20200831-0098576

Property Appraiser's Parcel ID #:
090-08-0U-002.00-CO
File Number: 2007-TN-104369
Consideration: $330,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 21 day of August, 2020,

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

and the grantee, **Ryan J. Stevens, an unmarried man and, and Chelsea J. Locke, an unmarried woman as joint tenants with Rights of Survivorship,** whose address is: 634B Annex Avenue, Nashville, TN 37209

WITNESSETH: that for the sum of **Three Hundred Thirty Thousand Dollars and No Cents ($330,000.00)**

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: 634B Annex Avenue, Nashville, TN 37209

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.

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: Shneka Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shneka Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself or herself to be the Authorized Signatory of SPH Property Two LLC, a Delaware Limited Liability Company, the within named bargainor, a limited liability company, and that he or she as such Authorized Signatory, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Signatory.

WITNESS my hand and official seal at office this 21 day of August, 2020.

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

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 634B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 634 Annex Avenue Homes of record as Instrument No. 20170501-0042181 and being shown on Plat attached thereto as Exhibit "C", 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 Brittni Lilly aka Brittni M. Martinez and Cameron Martinez, wife and husband recorded on February 18, 2020 in 20200218-0017982 in the Register's Office of Davidson County, TN.

Parcel ID No: 090-08-0U-002.00-CO

For information purposes only: 634B Annex Avenue, Nashville, TN 37209

Mail Tax Statements to:
634B Annex Avenue
Nashville, TN 37209

New Owner's Address:
634B Annex Avenue
Nashville, TN 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of August, 2020.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022