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# 471948 DEEDWARRSP
09/09/2020 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,187.70
20200909-0102378

Property Appraiser's Parcel ID #:
160-15-0A-004.00-CO
File Number: 2008-TN-104858
Consideration: $321,000.00

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 8th day of September, 2020,

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

and the grantee, **Robert E. Keller and Kristen Keller Pfister, ~~husband and wife~~ as joint tenants with rights of survivorship,** whose address is: 104 Hearthstone Manor Cir, Brentwood, TN 37027

WITNESSETH: that for the sum of **Three Hundred Twenty One Thousand Dollars and No Cents ($321,000.00)**

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: 104 Hearthstone Manor Cir, Brentwood, TN 37027

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: Sheila Smith

Its: Authorized Signatory

State of Georgia )

ss

County of Cherokee )

Before me, the undersigned authority of the State and County aforesaid, personally appeared Sheila 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 4 day of September, 2020.

SABRINA MORENO NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 22, 2021

Sabrina Moreno

Notary Public

Sabrina Moreno

Printed Name

My commission expires: 8.22.2021

**Exhibit A**
**Legal Description**

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of (Revised) Condominium Site Plan Phase 1 Hearthstone Manor a part of Hearthstone P.U.D., of record in Book 6250, Page 215, corrected in Book 6251, Page 716, revised in Book 6250, Page 398, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Kenneth E. Mansfield, unmarried recorded on March 13, 2020 in 20200313-0028309 in the Register's Office of Davidson County, TN.

Parcel ID No: 160-15-OA-004.00-CO

**For information purposes only:** 104 Hearthstone Manor Cir, Brentwood, TN 37027

Mail Tax Statements to:
104 Hearthstone Manor Cir
Brentwood, TN 37027

New Owner's Address:
104 Hearthstone Manor Cir
Brentwood, TN 37027

## OATH OF CONSIDERATION

State of Tennessee )
ss
County of Williamson )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $321,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Robert E. Keller

Kristen Keller Pfister

This instrument was acknowledged before me on this day 8, of September 2020 by Robert E. Keller and Kristen Keller Pfister.

Notary Public

Jake Moore

Printed Name

Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

