Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE, 10th Fl.
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 486964 DEEDWARR
10/01/2020 08:24:30 AM 5 pgs
Fees: $28.00 Taxes: $980.50
20201001-0113095

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

Property Appraiser's Parcel ID #:
136-05-0A-124.00-CO
File Number: 2009-TN-105478
Consideration: $265,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 28 day of September, 2020,

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

and the grantee, **Yulong Du, an unmarried man, and Stephanie Guin, an unmarried woman,** whose address is: 3356 Tinney Place, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Sixty Five Thousand Dollars and No Cents ($265,000.00)**

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: 3356 Tinney Place, Nashville, TN 37217

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 One, LLC, A Delaware Limited Liability Company

By _____

Name: Shirl Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Cherokee)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shirl 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 One, 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 28 day of September, 2020.



_____

Notary Public

Sabrina Moreno

Printed Name

My commission expires: 8-22-2021

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 **$265,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Yulong Du

Stephanie Guin

This instrument was acknowledged before me on this day 24th of September 2020 by Yulong Du and Stephanie Guin.

Notary Public

DENICE LYTLE

Printed Name

Commission expires: 10-26-2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Exhibit A
Legal Description

Being Lot 107, as shown on The Enclave at Bayview Estates, (formerly known as Bayview Estates), Phase Four, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Stormy J. Tyler and Laura L. Bonnell recorded on August 19, 2020 in 20200819-0093106 in the Register's Office of Davidson County, TN.

Parcel ID No: 136-05-0A-124.00-CO

For information purposes only: 3356 Tinney Place, Nashville, TN 37217

Mail Tax Statements to: **Yulong Du and Stephanie Guin**
3356 Tinney Place
Nashville, TN 37217

New Owner's Address: **Yulong Du and Stephanie Guin**
3356 Tinney Place
Nashville, TN 37217

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)