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

Property Appraiser's Parcel ID #:
149-02-0B-065.00-CO
File Number: 2009-TN-105852
Consideration: $247,900.00

Karen Johnson Davidson County
Batch# 500581 DEEDWARRSP
10/23/2020 08:17:30 AM 5 pgs
Fees: $28.00 Taxes: $917.23
20201023-0123253

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 15th day of Oct, 2020,

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

and the grantee, **Dylan J. McBrayer, a single man, and Lynda S. McBrayer, a single woman,** whose address is: 829 Bishopsgate Road, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Forty Seven Thousand Nine Hundred Dollars and No Cents ($247,900.00)**

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: 829 Bishopsgate Road, 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.

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 Georgia)

ss

County of Barrow)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Trina Robinson 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 15th day of Oct, 2020.

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

OATH OF CONSIDERATION

State of TN)
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 $247,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Dylan J. McBrayer

Lynda S. McBrayer

This instrument was acknowledged before me on this day 19, of October 2020 2020 by Dylan J. McBrayer and Lynda S. McBrayer

Notary Public

Derek Truelove

Printed Name

Commission expires: 3.4.24

For Clarity Purposes
Derek Truelove
Expiration Date: 03/04/2024

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
MARCH 4, 2024
WILSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Piccadilly Square, Phase II, as of record in Book 6250, Pages 92, 93, and 94, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Hugh D. Stills, a divorced unremarried man and Anne M. Stills, a divorced unremarried woman recorded on August 3, 2020 in 20200803-0084978 in the Register's Office of Davidson County, TN.

Parcel ID No: 149-02-0B-065.00-CO

For information purposes only: 829 Bishopsgate Road, Antioch, TN 37013

Mail Tax Statements to: Dylan J. McBrayer and Lynda S. McBrayer
829 Bishopsgate Road
Antioch, TN 37013

New Owner's Address: Dylan J. McBrayer and Lynda S. McBrayer
829 Bishopsgate Road
Antioch, TN 37013

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)