Karen Johnson Davidson County
Batch# 505077 DEEDWARRSP
10/30/2020 10:20:30 AM 5 pgs
Fees: $28.00 Taxes: $869.50
20201030-0126685

Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
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 #:
164-16-0A-070.00-CO
File Number: 2009-TN-106009
Consideration: $235,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 23 day of October, 2020,

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

and the grantee, **Ata Boules, a married man** , whose address is: 812 Stone Flower Court, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents ($235,000.00)**

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: 812 Stone Flower Court, 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 One, LLC, A Delaware Limited Liability Company

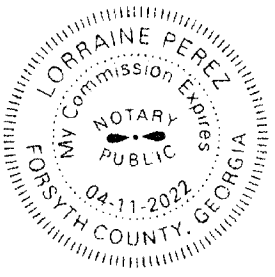
By: _____

Name: Shirleka Smith
Its: Authorized Signatory

State of Georgia)
ss
County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shirleka 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 23 day of October, 2020.



_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 04-11-22

Exhibit A
Legal Description

Being Lot No. 128 on the Plan of Meadow Woods Subdivision, Section 3, of Record in Instrument Number 20000921009403 9, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Jeffrey Gerald and Elizabeth Gerald, husband and wife recorded on August 31, 2020 in 20200831-0098584 in the Register's Office of Davidson County, TN.

Parcel ID No: 164-16-0A-070.00-CO

For information purposes only: 812 Stone Flower Court, Antioch, TN 37013

Mail Tax Statements to:
812 Stone Flower Court
Antioch, TN 37013

New Owner's Address:
812 Stone Flower Court
Antioch, TN 37013

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 $235,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Ata

Ata Boules

This instrument was acknowledged before me on this day 23rd of October, 2020 by Ata Boules.

Laurie Damewood

Notary Public

Laurie Damewood

Printed Name

Commission expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY