Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 510357 DEEDWARRSP
11/09/2020 10:07:30 AM 5 pgs
Fees: $28.00 Taxes: $691.53
20201109-0131133

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

Property Appraiser's Parcel ID #:
043 016-0-165.00
File Number: 2010-TN-107167
Consideration: $186,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 3rd day of November, 2020,

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

and the grantee, **Beverley J. McQuiston, an unmarried woman** , whose address is: 1036 Cheyenne Boulevard, Madison, TN 37115

WITNESSETH: that for the sum of **One Hundred Eighty Six Thousand Nine Hundred Dollars and No Cents ($186,900.00)**

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: 1036 Cheyenne Boulevard, Madison, TN 37115

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: Shrieka Smith

Its: Authorized Signatory

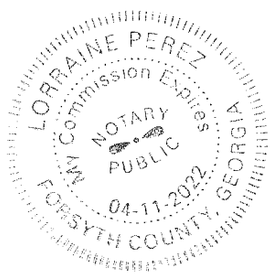
State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shrieka 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 3rd day of November, 2020.



_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

Exhibit A
Legal Description

Being Lot No. 10 on the Plan of Arrowhead Estates, Revised Section One, as shown by plat of record in Plat Book 4955, Page 27 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to SPH Property Two, LLC, A Delaware Limited Liability Company by Warranty Deed from Diana Tisher, Trustee of Diana Tisher Living Trust dated March 11, 2020 recorded on September 29, 2020 in 20200929-0112218 in the Register's Office of Davidson County, TN.

Parcel ID No: 043 016-0-165.00

For information purposes only: 1036 Cheyenne Boulevard, Madison, TN 37115

Mail Tax Statements to:
1036 Cheyenne Boulevard
Madison, TN 37115

New Owner's Address:
1036 Cheyenne Boulevard
Madison, TN 37115

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 $186,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

X Beverly J McQuinston
Beverly J. McQuinston

This instrument was acknowledged before me on this day 6th, of November 2020

2020 by Beverly J. McQuinston.

A. Scott Hubbard
Notary Public

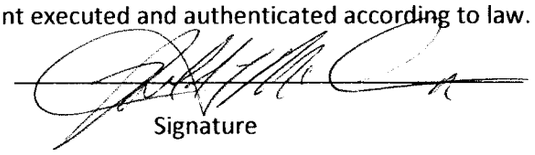
A. Scott Hubbard
Printed Name

Commission expires: 11-23-2020

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Russell J. McCann, 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.

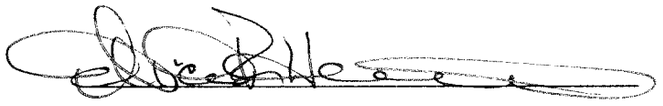


Signature

State of Tennessee

County of Williamson

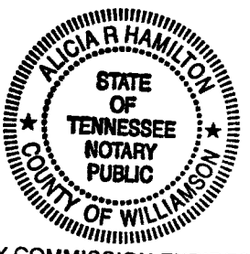
Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021