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

Karen Johnson Davidson County
Batch# 512837 DEEDWARRSP
11/10/2020 09:35:47 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20201110-0132091

Property Appraiser's Parcel ID #:
059-04-0A-203.00-CO
File Number: 2009-TN-106159
Consideration: $280,000.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Thieng Dao and Dung Vu, husband and wife** , whose address is: 3236 Woodpoint Drive, Nashville, TN 37207

WITNESSETH: that for the sum of **Two Hundred Eighty Thousand Dollars and No Cents ($280,000.00)**

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: 3236 Woodpoint Drive, Nashville, TN 37207

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 Three, 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 Three, 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.

LORRAINE PEREZ NOTARY PUBLIC Commission Expires 04-11-2022 FORSYTH COUNTY, GEORGIA

_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

Exhibit A
Legal Description

Land in Davidson County, Tennessee being Lot 175 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. Being the same property conveyed to SPH Property Three, LLC, a Delaware limited liability company by Warranty Deed from Tanya M. Buba, an unmarried woman recorded on August 27, 2020 in 20200827-0097459 in the Register's Office of Davidson County, TN.

Parcel ID No: 059-04-0A-203.00-CO

For information purposes only: 3236 Woodpoint Drive, Nashville, TN 37207

Mail Tax Statements to:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

New Owner's Address:
6225 Del Sol Drive
Whites Creek, TN 37189

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $280,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jeff Grissim

This instrument was acknowledged before me on this 6th day of November, 2020 by Jeff Grissim.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

NOTARY PUBLIC

My Commission Expires: 7-9-24

John Rosselot
Printed Name

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212