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

Karen Johnson Davidson County
Batch# 515856 DEEDWARRSP
11/13/2020 10:28:30 AM 5 pgs
Fees: $28.00 Taxes: $906.50
20201113-0134075

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

Property Appraiser's Parcel ID #:
148-14-0-118.00
File Number: 2010-TN-106714
Consideration: $245,000.00

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, **Kyaw T. Aung and Bu L. Aung, husband and wife and La Aung, an unmarried man** , whose address is: 120 Colemont Court, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Forty Five Thousand Dollars and No Cents ($245,000.00)**

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: 120 Colemont 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 Two, LLC, A Delaware Limited Liability Company

By: _____

Name: Shreka Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shreka 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.

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

_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

OATH OF CONSIDERATION

State of TN)
ss
County of Dav)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Kyaw T. Aung

Bu L. Aung

La Aung

This instrument was acknowledged before me on this day 10, of Nov,

2020 by Kyaw T. Aung and Bu L. Aung and La Aung.

Notary Public

Derek True

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
03/04/2024
WILSON COUNTY

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Colewood Acres, Section III, as of record in Book 4175, Page 45, Register's Office for Davidson County, Tennessee. Said Lot No. 216 fronts 79.00 feet on the northeasterly margin of Colemont Court and extends back 254.0 feet on the northwesterly line and 256.9 feet on the southeasterly line to a line in the rear on which it measures 59.1 feet.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Alicia Neal, a Married Person, formally known as Alicia McWhorter recorded on September 15, 2020 in 20200915-0105329 in the Register's Office of Davidson County, TN.

Parcel ID No: 148-14-0-118.00

For information purposes only: 120 Colemont Court, Antioch, TN 37013

Mail Tax Statements to: **Kyaw T. Aung and Bu L. Aung and La Aung**
120 Colemont Court
Antioch, TN 37013

New Owner's Address: **Kyaw T. Aung and Bu L. Aung and La Aung**
120 Colemont Court
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)