Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#15793

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

Karen Johnson Davidson County
Batch# 522046 **DEEDWARRSP**
11/30/2020 11:18:14 AM 4 pgs
Fees: $23.00 Taxes: $902.43

20201130-0138869

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

Property Appraiser's Parcel ID #:
053-05-0A-013.00-CO
File Number: 2010-TN-106968
Consideration: $243,900.00

**SPECIAL WARRANTY DEED**

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

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

and the grantee, **Joseph William Franklin Redmond and Lisa P. Redmond, husband and wife** , whose address is: 1005 Cheyenne Trace, Madison, TN 37115 *Patrice

WITNESSETH: that for the sum of **Two Hundred Forty Three Thousand Nine Hundred Dollars and No Cents ($243,900.00)**

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: 1005 Cheyenne Trace, 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 One, LLC, A Delaware Limited Liability Company

By: _____

Name: Sneka Smith

Its: Authorized Signatory

State of Georgia )

ss

County of Forsyth )

Before me, the undersigned authority of the State and County aforesaid, personally appeared Sneka 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 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 No. 13, on the Final Plat of Cheyenne Trace, of record in Plat Book 7900, page 95, and as amended in Book 8708, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Misty M. Duncan FKA Misty M. Sutton and Ryan Duncan, wife and husband recorded on September 25, 2020 in 20200925-0110628 in the Register's Office of Davidson County, TN.

Parcel ID No: 053-05-0A-013.00-CO

**For information purposes only:** 1005 Cheyenne Trace, Madison, TN 37115

Mail Tax Statements to:
1005 Cheyenne Trace
Madison, TN 37115

New Owner's Address:
1005 Cheyenne Trace
Madison, TN 37115

**OATH OF CONSIDERATION**

State of TENNESSEE )
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 $243,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Joseph William Franklin Redmond

Lisa P. Redmond

This instrument was acknowledged before me on this day 23, of NOV. 2020 by Joseph William Franklin Redmond and Lisa P. Redmond.

Notary Public

Printed Name

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020