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

Karen Johnson Davidson County
Batch# 523058 DEEDWARRSP
12/01/2020 01:41:30 PM 5 pgs
Fees: $28.00 Taxes: $625.30
20201201-0139525

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

Property Appraiser's Parcel ID #:
092-12-0A-310.00-CO
File Number: 2011-TN-107655
Consideration: $169,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 19 day of November, 2020,

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

and the grantee, **Yihan Wang and Fen Xia, husband and wife** , whose address is: 1808 State Street, Unit 310, Nashville, TN 37203

WITNESSETH: that for the sum of **One Hundred Sixty Nine Thousand Dollars and No Cents ($169,000.00)**

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: 1808 State Street, Unit 310, Nashville, TN 37203

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 19 day of November, 2020.

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

_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

2011-TN-107655

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $169,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Yihan Wang

Yihan Wang

Fen Xia

This instrument was acknowledged before me on this day 20th, of November,

2020 by Yihan Wang ~~and Fen Xia~~.

JERRY RUPE
ID NUMBER
1650699
COMMISSION EXPIRES
JANUARY 16, 2024

Notary Public

Jerry Rupe

Printed Name

Commission expires: 01/16/2024

Notarized online using audio-video communication

State of Arkansas)
ss
County of Pulaski)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $169,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

This Instrument was acknowledged before me on this day 20, of November 2020 by Fen Xia.

Notary Public

Carol Ann Payne

printed name

Commission expires: 09/11/2029

CAROL ANN PAYNE
Comm. Exp. 09-11-29
NOTARY PUBLIC
Comm. No. 12708816
LONOKE COUNTY, ARKANSAS

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, and within the corporate limits of the City of Nashville, Tennessee, and being known and designated as all of Unit Number Three Hundred Ten (310), in a Horizontal Property Regime of State House Manor, as the same appears of record in Book 7333, Page 56, in the Register's Office of Davidson County, Tennessee, to which book specific reference is hereby made for a more particular description.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Parsottam J. Patel and Harsha P. Patel, husband and wife recorded on January 6, 2020 in 20200106-0001243 in the Register's Office of Davidson County, TN.

Parcel ID No: 092-12-0A-310.00-CO

For information purposes only: 1808 State Street, Unit 310, Nashville, TN 37203

Mail Tax Statements to:**Yihan Wang and Fen Xia**
1808 State Street, Unit 310
Nashville, TN 37203

New Owner's Address:**Yihan Wang and Fen Xia**
1808 State Street, Unit 310
Nashville, TN 37203

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)