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# 537189 DEEDWARRSP
12/17/2020 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20201217-0149580

Property Appraiser's Parcel ID #:
149-12-08-058.00-CO
File Number: 2010-TN-107081
Consideration: ~~$300,000.00~~ $280,000 e.c.

File 1267

SPECIAL WARRANTY DEED

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

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

and the grantee, **Youhanna R. Drias and wife, Meryana Yanni,** whose address is: 1512 Overcreek Drive, Nashville, TN 37217

WITNESSETH: that for the sum of ~~Three Hundred Thousand Dollars and No Cents ($300,000.00)~~ Two Hundred and 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: 1512 Overcreek Drive, Nashville, TN 37217

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: Shricka Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shricka 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 19 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 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 ~~$600,000.00~~ $260,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Youhanna R. Drias
Youhanna R. Drias

Meryana Yanni
Meryana Yanni

This instrument was acknowledged before me on this day 11th, of December 2020 by Youhanna R. Drias and Meryana Yanni.

Notary Public

Kim Hollingshead, Esq.
Printed Name

Commission expires: 9/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Legal Description

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

Being Lot No. 58 on the Plan of Forest Cove, Phase 2, as shown by plat of record in Plat Book 9700, page 976 & 977, 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 Three, LLC, a Delaware limited liability company by Warranty Deed from Dani L. Massie, an unmarried person recorded on October 1, 2020 in 20201001-0113568 in the Register's Office of Davidson County, TN.

Parcel ID No: 149-12-0B-058.00-CO

For information purposes only: 1512 Overcreek Drive, Nashville, TN 37217

Mail Tax Statements to:
1512 Overcreek Drive
Nashville, TN 37217

New Owner's Address:
1512 Overcreek Drive
Nashville, TN 37217

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2023

Lauren Reynolds
My Commission Expires: 10/17/23