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

Karen Johnson Davidson County
Batch# 541832 DEEDWARRSP
12/23/2020 10:36:30 AM 5 pgs
Fees: $28.00 Taxes: $721.50
20201223-0152833

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

Property Appraiser's Parcel ID #:
075-11-0-176.00
File Number: 2012-TN-108358
Consideration: $195,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 17 day of December, 2020,

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

and the grantee, **Scott Charles Hammond, a single man** , whose address is: 1022 Rachels Square Drive, Hermitage, TN 37076

WITNESSETH: that for the sum of **One Hundred Ninety Five Thousand Dollars and No Cents ($195,000.00)**

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: 1022 Rachels Square Drive, Hermitage, TN 37076

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: Shneka Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shneka 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 17 day of December, 2020.

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

_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 04-11-22

OATH OF CONSIDERATION

State of TN)
ss
County of Sumner)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Scott Charles Hammond

Scott Charles Hammond

This instrument was acknowledged before me on this day 22, of December, 2020 by Scott Charles Hammond.

Notary Public

Derek Truelove

Printed Name

Commission expires: 3-4-24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

For Clarity Purposes
Derek Truelove
Expiration Date: 03-04-2024

Exhibit A
Legal Description

Being Lot No. 98-A on the Plan of Colony Downs (formerly Zone Lot Division, Lots 80 thru 101 & Lots 103 thru 107, Rachel's Square - Sec. Two), of record in Plat Book 5200 at Pages 623 thru 625 and Plat Book 6050, Page 123 as amended in Book 6250, Page 538 thru 543 and amended to change the name to Colony Downs by amendment of record in Book 8030, Page 757, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to SPH Property Three, LLC, a Delaware limited liability company by Warranty Deed from Patrick A. Herring, an unmarried man recorded on November 9, 2020 in 20201109-0131201 in the Register's Office of Davidson County, TN.

Parcel ID No: 075-11-0-176.00

For information purposes only: 1022 Rachels Square Drive, Hermitage, TN 37076

Mail Tax Statements to: **Scott Charles Hammond**
1022 Rachels Square Drive
Hermitage, TN 37076

New Owner's Address: **Scott Charles Hammond**
1022 Rachels Square Drive
Hermitage, TN 37076

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)