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

Karen Johnson Davidson County
Batch# 543480 DEEDWARRSP
12/29/2020 03:30:55 PM 4 pgs
Fees: $23.00 Taxes: $762.20
20201229-0154445

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

Property Appraiser's Parcel ID #:
175-02-0B-137.00-CO
File Number: 2011-TN-107321
Consideration: ~~$227,100.00~~ $206,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 28th day of December, 2020,

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

and the grantee, **Ahmed Umar Mohamed, a single man** , whose address is: 812 Lower Park Place, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred ~~Twenty-Seven~~ Six Thousand ~~One Hundred Dollars~~ and No Cents ~~($227,100.00)~~ 206,000.00**

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: 812 Lower Park Place, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-BR-20812

Exhibit A
Legal Description

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

Land in First Civil District of Davidson County, Tennessee, being Unit No. 1507 as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument Nos. 20130322-0028759 and 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here by 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 David R. Kincherlow aka David R. Kincerlow and Sydney Kincherlow, husband and wife recorded on October 16, 2020 in 20201016-0120748 in the Register's Office of Davidson County, TN.

Parcel ID No: 175-02-0B-137.00-CO

For information purposes only: 812 Lower Park Place, Antioch, TN 37013

Mail Tax Statements to:
812 Lower Park Place
Antioch, TN 37013

New Owner's Address:
812 Lower Park Place
Antioch, TN 37013

OATH OF CONSIDERATION

State of Tennessee)

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 $206,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

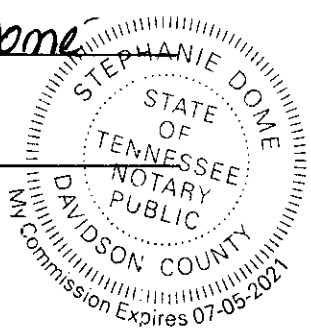
Affiant

This instrument was acknowledged before me on this 28th day of December, 2020 by said Affiant.

Notary

Printed Name

Commission Expires:



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: Shirlena Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shirlena 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 2 day of December, 2020.



Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22