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# 543951 DEEDWARRSP
12/31/2020 12:36:30 PM 5 pgs
Fees: $28.00 Taxes: $955.55
20201231-0155099

Property Appraiser's Parcel ID #:
086-10-0B-123.00-CO
File Number: 2011-TN-108249
Consideration: ~~$261,000.00~~ NO
$258,255.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 11 day of December, 2020,

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

and the grantee, **Joan M. Mitchell, an unmarried woman** , whose address is: 123 Noel Cove Circle, Hermitage, TN 37076

WITNESSETH: that for the sum of **Two Hundred Fifty Eight Thousand Two Hundred Fifty Five Dollars and No Cents($258,255.00)** ~~Two Hundred Sixty One Thousand Dollars and No Cents ($261,000.00)~~

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: 123 Noel Cove Circle, 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: Sheena Smith

Its: Authorized Signatory

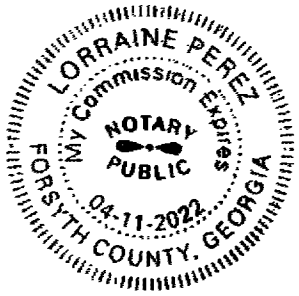
State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Sheena 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 11 day of December, 2020.



Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

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 $258,255.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Joan M. Mitchell

Joan M. Mitchell

This instrument was acknowledged before me on this day 29, of December, 2020 by Joan M. Mitchell.

Kelly Ray

Notary Public

Kelly Ray

Printed Name

Commission expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Exhibit A
Legal Description

LAND in Davidson County, Tennessee, being Unit No. 123 on the Plan of Noel Cove Townhomes, as shown in the Master Deed of records in Instrument No. 20030924-0141428, Register's Office for said County, to which plan 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 Joan M. Mitchell, an unmarried person recorded on October 19, 2020 in 20201019-0121424 in the Register's Office of Davidson County, TN.

Parcel ID No: 086-10-0B-123.00-CO

For information purposes only: 123 Noel Cove Circle, Hermitage, TN 37076

Mail Tax Statements to:
123 Noel Cove Circle
Hermitage, TN 37076

New Owner's Address: **Joan M. Mitchell**
123 Noel Cove Circle
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)