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

Karen Johnson Davidson County
Batch# 553731 DEEDWARR
01/13/2021 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $736.30
20210113-0006019

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

Property Appraiser's Parcel ID #:
122-01-0A-356.00
File Number: 2012-TN-108946
Consideration: $199,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 30 day of December, 2020,

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

and the grantee, **Austin Leblanc , an unmarried man** , whose address is: 225 Buck Run Drive, Nashville, TN 37214

WITNESSETH: that for the sum of **One Hundred Ninety Nine Thousand Dollars and No Cents ($199,000.00)**

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: 225 Buck Run Drive, Nashville, TN 37214

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 One, LLC, A Delaware Limited Liability Company

By: _____

Name: Shrieka Smith

Its: Authorized Signatory

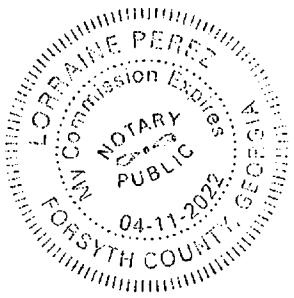
State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shrieka 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 One, 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 30 day of December, 2020.



_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 23, on the plan of Woodland Pointe, Phase 9, according to the Master Deed of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, and more particularly described in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to SPH Property One, LLC, A Delaware Limited Liability Company by Warranty Deed from Lorraine M. Hood FKA Lorraine M. Garafolo, an unremarried widow recorded on September 10, 2020 in 20200910-0103284 in the Register's Office of Davidson County, TN.

Parcel ID No: 122-01-0A-356.00

For information purposes only: 225 Buck Run Drive, Nashville, TN 37214

Mail Tax Statements to:
225 Buck Run Drive
Nashville, TN 37214

New Owner's Address:
225 Buck Run Drive
Nashville, TN 37214

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of December, 2020.

(Affix Seal) Notary Public

My Commission Expires: 6.24.2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, April G. Nichols, 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 Tennessee

County of Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson