Karen Johnson Davidson County
Batch# 555870 DEEDWARRSP
01/19/2021 09:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20210119-0007582

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

Property Appraiser's Parcel ID #:
174-01-0A-044.00-CO
File Number: 2012-TN-108719
Consideration: $305,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 4 day of January, 2021,

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

and the grantee, **Maria D. Torres Acahua, a single woman** , whose address is: 5612 Hickory Park Drive, Antioch, TN 37013

WITNESSETH: that for the sum of **Three Hundred Five Thousand Dollars and No Cents ($305,000.00)**

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: 5612 Hickory Park Drive, 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.

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: 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 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 4 day of January, 2021.

LORRAINE PEREZ NOTARY PUBLIC 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 Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Maria D Torres Acahua
Maria D. Torres Acahua

This instrument was acknowledged before me on this day 15, of January, 2021 by Maria D. Torres Acahua.

Notary Public

Walter D. Mabone II
Printed Name

Commission expires: 7/24/2024

WALTER D. MABONE II
TENNESSEE NOTARY PUBLIC
My Comm Exp. JULY 24, 2024
COUNTY OF SUMNER

Exhibit A
Legal Description

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being described as follows, to-wit:

BEING all of Lot No. Fifty Four (54) on the First Amendment Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
Being the same property conveyed to SPH Property Three, LLC, a Delaware limited liability company by Warranty Deed from Valerie M. Rhodes, a single person recorded on November 13, 2020 in 20201113-0133874 in the Register's Office of Davidson County, TN.

Parcel ID No: 174-01-0A-044.00-CO

For information purposes only: 5612 Hickory Park Drive, Antioch, TN 37013

Mail Tax Statements to: **Maria D. Torres Acahua**
5612 Hickory Park Drive
Antioch, TN 37013

New Owner's Address: **Maria D. Torres Acahua**
5612 Hickory Park Drive
Antioch, TN 37013

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)