Karen Johnson Davidson County
Batch# 576494 DEEDWARRSP
02/24/2021 12:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,442.63
20210224-0023028

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

Send Tax Bills To:
First Horizon Bank
1639 Medical Center Pkwy., #203
Murfreesboro, TN 37129

Record and Return to:
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304
Murfreesboro, TN 37129

Mortgagee:
First Horizon Bank
1639 Medical Center Pkwy., #203
Murfreesboro, TN 37129

Property Appraiser's Parcel ID #:
171-03-0B-062.00-CO
File Number 2012-TN-109138
Consideration: $389,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this **11th** day of **February, 2021**, by and between the grantor, **SPH Property One, LLC, a Delaware Limited Liability Company**, and the grantee, **John Joseph Van Antwerp and Janna Marie Mason, husband and wife**, whose address is 641 Old Hickory Boulevard, Unit 110, Brentwood, TN 37027.

WITNESSETH: that for the sum of **Three Hundred Eight Nine Thousand Nine Hundred Dollars and No Cents ($389,900.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, their heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: **641 Old Hickory Boulevard, Unit 110, Brentwood, TN 37027.**

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 ALTA/ACSM survey or physical inspection of the property.

AND THE GRANTOR COVENANTS that it 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 11TH day of February, 2021.

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

_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 04-11-22

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

OATH OF CONSIDERATION

State of Tennessee

County of Rutherford

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $389,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

John Joseph Van Antwerp

Janna Marie Mason

This instrument was acknowledged before me on this 18th day of February, 2021, by John Joseph Van Antwerp and Janna Marie Mason.

Notary Public

Lisa D. Turner

Commission expires: 01/30/2024

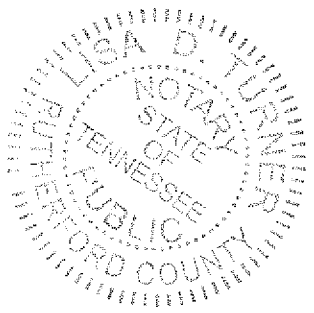


Exhibit A
Legal Description

Land in Davidson County, Tennessee, being condominium Unit No. 109 on the Plan of Second Revision, Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 461, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Other from Estate of Vicki Lee Burke McClendon, by Jaci Woods Kirkham, Co-Executor and Brittany Jo (Dyer) Earlie, Co-Executor recorded on December 8, 2020 in 20201208-0143058 in the Register's Office of Davidson County, TN.

Parcel ID No: 171-03-0B-062.00-CO

For information purposes only: 641 Old Hickory Boulevard, Unit 110, Brentwood, TN 37027

Mail Tax Statements to:
641 Old Hickory Boulevard, Unit 110
Brentwood, TN 37027

New Owner's Address:
641 Old Hickory Boulevard, Unit 110
Brentwood, TN 37027

Electronic Document Certification

I, **Lisa D. Turner**, 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.

Lisa D. Turner

SWORN to and subscribed before me,
this the 19th day of February, 2021.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and further who specifically acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 19th day of February, 2021.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY