Karen Johnson Davidson County
Batch# 577744 DEEDWARRSP
02/24/2021 01:46:30 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20210224-0023128

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 #:
043-15-0-241.00
File Number: 2101-TN-109766
Consideration: $210,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 27 day of January, 2021,

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

and the grantee, **Tim Smith Sr., a single man** , whose address is: 937 Mallow Drive, Madison, TN 37115

WITNESSETH: that for the sum of **Two Hundred Ten Thousand Dollars and No Cents ($210,000.00)**

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: 937 Mallow Drive, Madison, TN 37115

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 Two, LLC, A Delaware Limited Liability Company

By: _____

Name: _____

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 Two, 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 27 day of January, 2021.

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

_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Sumner)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Tim Smith Sr.

Tim Smith Sr.

This instrument was acknowledged before me on this day 18 of Feb, 2021 by Tim Smith Sr..

Notary Public

Christine Bolanis Garner

Printed Name

Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 106, on the Plan of Section 2 Arrowhead Estates, as shown on plat of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
Being the same property conveyed to SPH Property Two, LLC, a Delaware limited liability company by Warranty Deed from Diana Tisher, Trustee of Diana Tisher Living Trust dated March 11, 2020 recorded on September 29, 2020 in 20200929-0112181 in the Register's Office of Davidson County, TN.

Parcel ID No: 043-15-0-241.00

For information purposes only: 937 Mallow Drive, Madison, TN 37115

Mail Tax Statements to: Tim Smith Sr.
937 Mallow Drive
Madison, TN 37115

New Owner's Address: Tim Smith Sr.
937 Mallow Drive
Madison, TN 37115

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)