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

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

Karen Johnson Davidson County
Batch# 580701 DEEDWARRSP
03/01/2021 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,043.40
20210301-0025485

Property Appraiser's Parcel ID #:
150-16-0A-050.00-CO
File Number: 2101-TN-110304
Consideration: $282,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 22 day of February, 2021,

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

and the grantee, **Nikki D. Cox, a single woman** , whose address is: 3209 Sailmist Point, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Eighty Two Thousand Dollars and No Cents ($282,000.00)**

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: 3209 Sailmist Point, 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 One, LLC, A Delaware Limited Liability Company

By: _____

Name: Sheleka Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Gwinnett)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Sheleka 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 22 day of February, 2021.

CHANELLE BARNES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2025

_____

Notary Public

Chanelle Barnes

Printed Name

My commission expires: 1/29/2025

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $282,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Buyer Signature

This instrument was acknowledged before me on this day 26th of February, 2021

Notary Public

Kayla Tabor
Printed Name

Commission expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 34, on the plan of Windhaven Shores, Section 2 of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to SPH Property One, LLC, A Delaware Limited Liability Company by Warranty Deed from Ruby D. Harrison, an unmarried person recorded on December 10, 2020 in 20201210-0144761 in the Register's Office of Davidson County, TN.

Parcel ID No: 150-16-0A-050.00-CO

For information purposes only: 3209 Sailmist Point, Antioch, TN 37013

Mail Tax Statements to:
3209 Sailmist Point
Antioch, TN 37013

New Owner's Address:
3209 Sailmist Point
Antioch, TN 37013