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

Karen Johnson Davidson County
Batch# 581016 DEEDWARRSP
03/01/2021 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,146.63
20210301-0025881

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

Property Appraiser's Parcel ID #:
161-10-0A-049.00-CO
File Number: 2101-TN-110899
Consideration: $309,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 23 day of February, 2021,

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

and the grantee, **Matthew Austin Grove and Jessica Rea Grove, husband and wife** , whose address is: 5304 Village Way, Nashville, TN 37211

WITNESSETH: that for the sum of **Three Hundred Nine Thousand Nine Hundred Dollars and No Cents ($309,900.00)**

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: 5304 Village Way, Nashville, TN 37211

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: SPH Holdco, LLC
Managing Member

BY: _____
Name: Shrieka Smith
Authorized Agent

State of Georgia)
ss
County of Forsyth)

Personally appeared before me, a notary public in and for said county and state, the within names\d Shrieka Smith, 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 purpose therein contained, and who further acknowledged that she is the authorized agent for SPH Holdco, LLC, Managing Member of SPH Property Two, LLC a limited liability company, and that she is authorized by SPH Holdco, LLC, Managing Member of SPH Property Two, LLC to execute this document on its behalf.

WITNESS my hand and official seal at office this 23 day of February, 2021.

_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

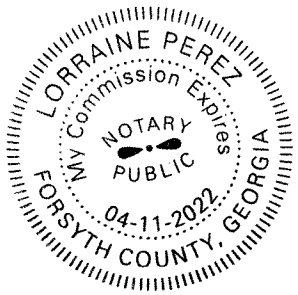


Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to SPH Property Two, LLC, A Delaware Limited Liability Company by Warranty Deed from Graham Wolfe and Erin Caitlin Wolfe, husband and wife and Gerald Dale Garber, a married man recorded on October 30, 2020 in 20201030-0126677 in the Register's Office of Davidson County, TN.

Parcel ID No: 161-10-0A-049.00-CO

For information purposes only: 5304 Village Way, Nashville, TN 37211

Mail Tax Statements to:
5304 Village Way
Nashville, TN 37211

New Owner's Address:
5304 Village Way
Nashville, TN 37211

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 $309,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Matthew Austin Grove

Jessica Rea Grove

Jessica Rea Grove

This instrument was acknowledged before me on this day 25, of February, 2021 by Matthew Austin Grove and Jessica Rea Grove.

Notary Public

Michelle Crawford

Printed Name

Commission expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

