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

Karen Johnson Davidson County
Batch# 581420 DEEDWARRSP
03/02/2021 11:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,461.50
20210302-0026429

Property Appraiser's Parcel ID #:
114-07-0B-163.00-CO
File Number: 2101-TN-110545
Consideration: $395,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 24 day of February, 2021,

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

and the grantee, **James Bart Walton, a single man, and Jill Paulette Smith, , a single woman,** whose address is: 1448 West Running Brook Road, Nashville, TN 37209

WITNESSETH: that for the sum of **Three Hundred Ninety Five Thousand Dollars and No Cents ($395,000.00)**

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: 1448 West Running Brook Road, Nashville, TN 37209

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: Shriela Smith
Its: Authorized Signatory

State of Georgia)
ss
County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shriela 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 24 day of February, 2021.

_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

LORRAINE PEREZ
NOTARY PUBLIC
Forsyth County, Georgia
My Commission Expires
04-11-2022

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 $395,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

James Bart Walton

Jill Paulette Smith

This instrument was acknowledged before me on this day 24, of February 2021

2021 by James Bart Walton and Jill Paulette Smith.

Notary Public

Jackie R Cromer

Printed Name

Commission expires: 12-19-2023

JACKIE R CROMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

Exhibit A
Legal Description

Land being Lot No. 19, on the Plan of Section Eight, Addition to Westchase of record as Instrument No. 20050930-0117579, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Being the same property conveyed to SPH Property Two, LLC, A Delaware Limited Liability Company by Warranty Deed from Jenaan Khaleeli and Komail Khalili, wife and husband recorded on September 17, 2020 in 20200917-0106463 in the Register's Office of Davidson County, TN.

Parcel ID No: 114-07-0B-163.00-CO

For information purposes only: 1448 West Running Brook Road, Nashville, TN 37209

Mail Tax Statements to:**James Bart Walton and Jill Paulette Smith**
1448 West Running Brook Road
Nashville, TN 37209

New Owner's Address: **James Bart Walton and Jill Paulette Smith**
1448 West Running Brook Road
Nashville, TN 37209

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)