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 #:
103-02-0K-001.00-CO
File Number: 2101-TN-110881
Consideration: $479,900.00

Karen Johnson Davidson County
Batch# 581610 DEEDWARRSP
03/02/2021 01:19:30 PM 5 pgs
Fees: $28.00 Taxes: $1,775.63
20210302-0026678

SPECIAL WARRANTY DEED

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

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

and the grantee, **Cooper John McCoy, an unmarried man** , whose address is: 5612 Burgess Ave #B, Nashville, TN 37209

WITNESSETH: that for the sum of **Four Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents ($479,900.00)**

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: 5612 Burgess Ave #B, 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 Three, LLC, A Delaware Limited Liability Company

By: _____

Name: _____

Its: Authorized Signatory

State of Georgia)

ss

County of Gwinnett)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Gneiexa 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 Three, 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 TN)
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 $479,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Cooper John McCoy

This instrument was acknowledged before me on this day 26, of February, 2021 by Cooper John McCoy.

Notary Public

Cheryl L Moore
Printed Name

Commission expires: 10.16.2024

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit A
Legal Description

Land situated in Davidson County, Tennessee, being Unit No. 1, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Planned Unit Development (a Horizontal Property Regime with Common Elements) of record at Instrument No. 20150113-0003593, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.
Being the same property conveyed to SPH Property Three, LLC, A Delaware Limited Liability Company by Warranty Deed from Jeffrey Neal and Leslie Neal, husband and wife recorded on November 3, 2020 in 20201103-0128194 in the Register's Office of Davidson County, TN.

Parcel ID No: 103-02-0K-001.00-CO

For information purposes only: 5612 Burgess Ave #B, Nashville, TN 37209

Mail Tax Statements to: **Cooper John McCoy**
5612 Burgess Ave #B
Nashville, TN 37209

New Owner's Address: **Cooper John McCoy**
5612 Burgess Ave #B
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)