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# 587530 DEEDWARRSP
03/09/2021 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20210309-0030599

Property Appraiser's Parcel ID #:
181-02-0A-098.00-CO
File Number: 2101-TN-110487
Consideration: $190,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 11 day of February, 2021,

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

and the grantee, **Gina Pitchford, a single woman** , whose address is: 8411 Callabee Way Unit 14, Antioch, TN 37013

WITNESSETH: that for the sum of **One Hundred Ninety Thousand Dollars and No Cents ($190,000.00)**

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: 8411 Callabee Way Unit 14, 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 Three, LLC, A Delaware Limited Liability Company

By: _____

Name: Shrieka Smith
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 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 11th day of February, 2021.

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

_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 04-11-22

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 $190,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Gina Pitchford

Gina Pitchford

This instrument was acknowledged before me on this day 5, of March, 2021 by Gina Pitchford.

Notary Public

Cari Allen

Printed Name

Commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. E-14 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.
Being the same property conveyed to SPH Property Three, LLC, a Delaware limited liability company by Warranty Deed from David Reynolds, an unmarried person recorded on December 8, 2020 in 20201208-0142397 in the Register's Office of Davidson County, TN.

Parcel ID No: 181-02-0A-098.00-CO

For information purposes only: 8411 Callabee Way Unit 14, Antioch, TN 37013

Mail Tax Statements to:
8411 Callabee Way Unit 14
Antioch, TN 37013

New Owner's Address:
8411 Callabee Way Unit 14
Antioch, TN 37013

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022