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

Karen Johnson Davidson County
Batch# 590472 DEEDWARRSP
03/11/2021 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $915.38
20210311-0032647

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

Property Appraiser's Parcel ID #:
086-08-0-005.00
File Number: 2101-TN-110903
Consideration: $247,400.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Peter Paul Galus, a married man ,** whose address is: 7010 Minsk Place, Dulles, VA 20189

WITNESSETH: that for the sum of **Two Hundred Forty Seven Thousand Four Hundred Dollars and No Cents ($247,400.00)**

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: 404 Autumn Knoll Court, Hermitage, TN 37076

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: 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 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 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 U.S. Embassy Minsk)
ss
County of Belarus)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $247,400.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Peter Paul Galus

This instrument was acknowledged before me on this day 17 of February, 2021 by Peter Paul Galus.

Notary Public

Jeffrey T. Cole
U.S. Vice Consul
Printed Name

Commission expires: My commission is indefinite



Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Jackson's Retreat, Phase III of record in Book 5200, Page 517 and 518, Register's Office for said County, to which 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 John M. Esslinger and Jane E. Esslinger, husband and wife recorded on December 17, 2020 in 20201217-0149609 in the Register's Office of Davidson County, TN.

Parcel ID No: 086-08-0-005.00

For information purposes only: 404 Autumn Knoll Court, Hermitage, TN 37076

Mail Tax Statements to: **SPH Property Two, LLC, A Delaware Limited Liability Company**
7010 Minsk Place
Dulles, VA 20189

New Owner's Address: **SPH Property Two, LLC, A Delaware Limited Liability Company**
7010 Minsk Place
Dulles, VA 20189

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)