Karen Johnson Davidson County
Batch# 595586 DEEDWARRSP
03/19/2021 10:58:30 AM 6 pgs
Fees: $33.00 Taxes: $1,887.00
20210319-0036614

This Instrument Prepared By: William Leighton at 248 Addie Roy Road, Ste. B204, Austin, TX 78746

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Jessica Habicht, not married, of 11809 Alpheus Ave, Apt. C, Austin, Texas 78759, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, with special warranty covenants, unto 208C Myrtle, LLC, a Texas limited liability company, whose tax mailing address is 11809 Alpheus Ave, Apt. C, Austin, Texas 78759, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

> Being certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements, of 208 Myrtle Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing a Horizontal Property Regime for the 208 Myrtle Street Townhomes, of record in Instrument No. 20171229-0132509, as amended in Instrument No. 20190117-0005041 and in Instrument No. 20190129-0008621, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being all or part of the same property conveyed to Jessica Habicht by Warranty Deed from Mark Barons, of record in Instrument No. 20210304-0028562, Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 4, 2021.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and

that the Property is unencumbered except for any taxes not yet due but constituting a lien, which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims by, through, or under the Grantor.

IN WITNESS WHEREOF the Grantor has executed this instrument this 18 day of March, 2021.

Jessica Habicht

Grantor Acknowledgement

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 18 day of MARCH, 2021, by Jessica Habicht.

Karla Angulo Castro

Notary Public

KARLA ANGULO CASTRO
Notary Public, State of Texas
Comm. Expires 04-21-2024
Notary ID 128953863

My commission expires: 4/21/2024

RETURN TO:

William Leighton
248 Addie Roy Road, Ste. B204
Austin, Texas 78746

Register's Fee $ _____

Mail Tax Notice to: Ark-La-Tex Financial Services, LLC, 5160 Tennyson Parkway, Suite 1000, Plano, TX 75024

Parcel Number: 082 12 OV 002.00

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 50,000.

Affiant

Subscribed and sworn before me, this 18 day of MARCH, 2021.

Notary

KARLA ANGULO CASTRO
Notary Public, State of Texas
Comm. Expires 04-21-2024
Notary ID 128953863

Certificate of Authenticity

I, WILLIAM LEIGHTON, 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.

William Leighton
Signature

State of TEXAS

County of TRAVIS

Personally appeared before me, KARLA ANGULO CASTRO, a notary public for this county and state, WILLIAM LEIGHTON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karla Angulo Castro
Notary's Signature

My Commission Expires: 4/21/2024.

Notary's Seal (If on paper)

KARLA ANGULO CASTRO
Notary Public, State of Texas
Comm. Expires 04-21-2024
Notary ID 128953863