Karen Johnson Davidson County
Batch# 595630 DEEDWARRSP
03/19/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.23
20210319-0036673

SPECIAL WARRANTY DEED

STATE OF North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/8/23
(AFFIX SEAL)

LINDSEY HILLS
Notary Public
Mecklenburg
County
My Comm. Exp.
01-08-2023
NORTH CAROLINA

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alyssa Beth Jackson, single woman 1527 Winding Creek Dr Nolensville, TN 37135	Pinnacle Bank 150 3rd Ave S, Ste 1000 Nashville, TN 37201	188-10-0C-150.00-CO

For and in consideration of the sum of Two Hundred Eighty-Two Thousand And No/100 Dollars ($282,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SPH Property One, LLC, a Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alyssa Beth Jackson, single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Final Plat of Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty deed from Alexander S. Roberts and Stephanie Murillo Roberts of record in Instrument No. 20210205-0016998 Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 05, 2021.

This conveyance is SUBJECT TO all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

This is unimproved ☐ improved ☒ 1527 Winding Creek Dr, Nolensville, TN 37135

This is unimproved ☐ improved ☒ 1527 Winding Creek Dr, Nolensville, TN 37135

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 22 day of February, 2021.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: _____
Its: Authorized Signatory

State of Georgia
County of Gwinnett

I, Chanelle Barnes, a Notary Public for the said County and State, do hereby certify that Shirika Smith personally appeared before me this day and acknowledged that (s)he is the authorized signer of SPH Property One, LLC, a Delaware Limited Liability Company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 22nd day of February, 2021.

_____ Notary Public

Chanelle Barnes
Notary's Printed or Typed Name

My Commission Expires:

1/29/2025

CHANELLE BARNES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2025

True Copy Certification

I, Brittany N Counts, 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.

State of North Carolina

County of Mecklenburg

Personally appeared before me, Lindsey Hills (name of notary), a notary public for this county and state, Brittany N Counts (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 1/8/23

Notary Seal (if on paper)

LINDSEY HILLS
Notary Public
Mecklenburg
County
My Comm. Exp.
01-08-2023
NORTH CAROLINA