Karen Johnson Davidson County
Batch# 596368 DEEDWARRSP
03/22/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20210322-0037166

SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2021. Notary Public MY COMMISSION EXPIRES: 9-8-2021 (AFFIX SEAL) NIKKI L KIMBALL Notary Public, North Carolina Mecklenburg County My Commission Expires ~~September 08, 2021~~

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)
Jennifer Lynn Bennett, an unmarried woman 2633 Pennington Ave #B Nashville, TN 37216	Jennifer Lynn Bennett, an unmarried woman 2633 Pennington Ave #B Nashville, TN 37216	072-11-3G-002.00-CO

For and in consideration of the sum of Four Hundred Fifty-Three Thousand And No/100 Dollars ($453,000.00), 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 Jennifer Lynn Bennett, an unmarried 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 Unit No. B on the Plan of Homes at 2633 Pennington Avenue, a Horizontal Property Regime with private Elements, as shown on Exhibit "A" of Homes at 2633 Pennington Avenue, of record in Instrument No. 20160908-0094496 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 a portion of the same property conveyed to NSP Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Erin Lux Davis, married of record in Instrument No. 20160801-0078730 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 01, 2016. (Value of consideration shown in aforementioned deed $205,000.00.)
Being a portion of the same property conveyed to SPH Property One LLC, a Delaware Limited Liability Company by Warranty deed from NSp Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201006-0115455 Register's Office for Davidson County, Tennessee, dated October 05, 2020 and recorded on October 06, 2020. (Value or consideration as shown in aforementioned deed $485,000.00.) Being also known as 2633 Pennington Ave #B Nashville, TN 37216.

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 ☒ 2633 Pennington Ave #B, Nashville, TN 37216

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: Sparra Smith
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 Sparra 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 22 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.

Brittany N Counts

State of North Carolina

County of Mecklenburg

Personally appeared before me, Nikki L Kimball (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.

Nikki L Kimball

Notary Signature

My commission Expires: 9-8-2021

Notary Seal (if on paper)

NIKKI L KIMBALL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
September 08, 2021