Karen Johnson Davidson County
Batch# 599491 DEEDWARRSP
03/24/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20210324-0038897

STATE OF North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 RD DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/23
(AFFIX SEAL)

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

SPECIAL WARRANTY DEED

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)
Ciprian Botocan 5940 New Hope Ct Hermitage, TN 37076	Ciprian Botocan 5940 New Hope Ct Hermitage, TN 37076	098-05-0-036.00

For and in consideration of the sum of Three Hundred Forty-Eight Thousand And No/100 Dollars ($348,000.00), 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 Three 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 **Ciprian Botocan, a single man** 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. 154 on the Plan of Lake Park Subdivision, Section 5 of record in Plat Book 4660, Page 198, 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 Three LLC, a Delaware Limited Liability Company by Warranty deed from Juanita L. Watkins and Ronald K. Watkins, wife and husband of record in Instrument No. 20210112-0005000 Register's Office for Davidson County, Tennessee, dated January 09, 2021 and recorded on January 12, 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 ☒ 5940 New Hope Ct, Hermitage, TN 37076

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 22nd day of March, 2021.

SPH Property Three LLC, a Delaware Limited Liability Company

By: _____
Name: Shrieka Smith
Its: Authorized Signatory
State of Georgia
County of Forsyth

I, Lorraine Perez, a Notary Public for the said County and State, do hereby certify that Shrieka Smith personally appeared before me this day and acknowledged that (s)he is the Authorized Signer of SPH Property Three 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 March, 2021.

_____ Notary Public

Lorraine Perez
Notary's Printed or Typed Name

My Commission Expires:

4-11-22

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

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