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

Karen Johnson Davidson County
Batch# 601394 DEEDWARRSP
03/26/2021 01:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210326-0040247

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

Property Appraiser's Parcel ID #:
034-07-0A-0163.00-CO
File Number: 2102-TN-111051
Consideration: $324,900.00

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 17 day of March, 2021,

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

and the grantee, **Schipper Revocable Living Trust** , whose address is: 2026 Spring Branch Drive, Madison, TN 37115

WITNESSETH: that for the sum of **Three Hundred Twenty Four Thousand Nine Hundred Dollars and No Cents ($324,900.00)**

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: 2026 Spring Branch Drive, Madison, TN 37115

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.

***This deed is to correct the Grantee name in the General Warranty Deed, recorded in Davidson County Records, Instrument #20210322-0037138 on 3/22/2021***

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 One, 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 One, 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 17TH day of March, 2021.

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

_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

**Exhibit A**
**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 17 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Kakali Dutta and Uday C. Dutta, wife and husband recorded on December 21, 2020 in 20201221-0151154 in the Register's Office of Davidson County, TN.

Parcel ID No: 034-07-0A-0163.00-CO

**For information purposes only:** 2026 Spring Branch Drive, Madison, TN 37115

Mail Tax Statements to:
2026 Spring Branch Drive
Madison, TN 37115

New Owner's Address:
2026 Spring Branch Drive
Madison, TN 37115

## OATH OF CONSIDERATION

State of Tennessee )
ss
County of Davidson )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $324,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Schipper Revocable Living Trust

By: Janice Davis Schipper
Janice Davis Schipper, Trustee

This instrument was acknowledged before me on this day 18, of March,

2021 by Schipper Revocable Living Trust.

Notary Public

Walter D. Mabone II
Printed Name

Commission expires: 7/24/2024

WALTER D. MABONE II
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 24, 2024
COUNTY OF SUMNER

# 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)