Karen Johnson Davidson County
Batch# 602506 DEEDWARRSP
03/29/2021 03:35:04 PM 2 pgs
Fees: $13.00 Taxes: $1,576.20
20210329-0041106

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Matthew Fazzini and Madeline Whitaker 1216 Beautiful Valley Ct Nashville, TN 37221	Matthew Fazzini and Madeline Whitaker 1216 Beautiful Valley Ct Nashville, TN 37221	126-15-0A-330.00-CO

For and in consideration of the sum of Four Hundred Twenty-Six Thousand And No/100 Dollars ($426,000.00), 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 **Madeline Rose Whitaker and Matthew Clark Fazzini, as joint tenants with rights of survivorship,** 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. 33 on the Plan of Final Plat Boone Trace Section 8, Phase 2 Beautiful Valley Drive at Settler's Way of record in Plat at Instrument No. 20040806-0094780, 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 Darrell J. Ozment Jr. and Denise L Ozment, husband and wife of record in Instrument No. 20201002-0114186 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 02, 2020.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VH-SC-TAC-21-1216

This is unimproved ☐ improved ☒ 1216 Beautiful Valley Ct, Nashville, TN 37221

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 Three LLC, a Delaware Limited Liability Company

By: _____
Name: Sheena 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 Sheena 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 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