Karen Johnson Davidson County
Batch# 602879 DEEDWARRSP
03/30/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210330-0041588

**SPECIAL**

**WARRANTY DEED**

STATE OF NC
COUNTY OF Union

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/6/2025
(AFFIX SEAL)

ALLISON WHITE HURST
Notary Public
Union County
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) |
|---|---|---|
| Erica MacKenzie Wolf<br>621 Southbeach Cv<br>Antioch, TN 37013 | Erica MacKenzie Wolf<br>621 Southbeach Cv<br>Antioch, TN 37013 | 164-08-0C-053.00-CO |

For and in consideration of the sum of Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), 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 **Erica MacKenzie Wolf, a 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. 69 on the Plan of Final Plat of Section Two, Hamilton Chase Subdivision of record in Plat at Instrument No. 20060807-0096557, 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 Jennifer Ann Young, an unmarried woman of record in Instrument No. 20210202-0015141 Register's Office for Davidson County, Tennessee, dated February 01, 2021 and recorded on February 02, 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 ☒ 621 Southbeach Cv, Antioch, TN 37013

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 24th day of March, 2021.

SPH Property Three LLC, a Delaware Limited Liability Company

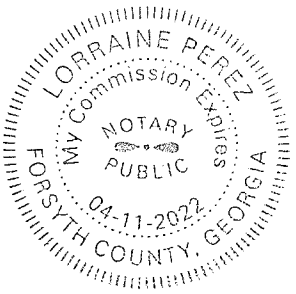
By: _____
Name: _____
Its: Authorized Signatory
State of Georgia
County of Forsyth

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 24th day of March, 20 21.

_____ Notary Public

Lorraine Perez
Notary's ~~Printed~~ or Typed Name

My Commission Expires:
4-11-22



## 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