Karen Johnson Davidson County
Batch# 605941 DEEDWARRSP
04/05/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210405-0043712

SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2021. Notary Public MY COMMISSION EXPIRES: 9-8-2021 (AFFIX SEAL)

NIKKI L KIMBALL
Notary Public
Mecklenburg
County
My Comm. Exp.
9/8/2021
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 Schmidt 1435 Mohawk Trl Madison, TN 37115	Erica Schmidt 1435 Mohawk Trl Madison, TN 37115	063-02-0-061.00

For and in consideration of the sum of Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), 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 Schmidt, single person, 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. 51 on the Plan of Nawakwa Hills, Powwow Addition Section 2 of record in Plat Book 974, Page 10, 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 Amanda P. Thomas and Dustin R. Thomas, wife and husband of record in Instrument No. 20210114-0006714 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on January 14, 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 ☒ 1435 Mohawk Trl, Madison, TN 37115

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 31st 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 31st 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.

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)

