Karen Johnson Davidson County
Batch# 616056 DEEDWARRSP
04/15/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20210415-0050694

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/22/24
(AFFIX SEAL)

JORDYN SCHUMM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Trista Maurer and Jeong Choe 2009 Harvest Ln Nashville, TN 37218	Trista Maurer and Jeong Choe 2009 Harvest Ln Nashville, TN 37218	058-09-0A-014.00

For and in consideration of the sum of Three Hundred Twenty-Four Thousand And No/100 Dollars ($324,000.00), 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 Trista M. Maurer and Jeong S. Choe,* hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

*Tenants in common with the right of survivorship

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Creekside Trails - Phase 1 of record in Plat at Instrument No. 20001026-0106269, 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 Tonia Williams and Howard Edward Williams, wife and husband of record in Instrument No. 20201113-0134056 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on November 13, 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.

This is unimproved ☐ improved ☒ 2009 Harvest Ln, Nashville, TN 37218

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 6 day of April, 2021.

SPH Property Three LLC, a Delaware Limited Liability Company

By: [signature]
Name: [illegible]
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 [illegible] 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 6 day of April, 2021.

[signature]
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

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024