Karen Johnson Davidson County
Batch# 629965 DEEDWARRSP
05/06/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20210506-0060850

SPECIAL

WARRANTY DEED

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~2ND~~ 4th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-30-2023

(AFFIX SEAL)

SIGNA EITEL GEORGE NOTARY PUBLIC CABARRUS COUNTY, NC My Comm. Expires 12/30/2023

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)
Elizabeth Schwartz 1738 25th Avenue N Nashville, TN 37208	Elizabeth Schwartz 1738 25th Avenue N Nashville, TN 37208	081-10-0-172.00

For and in consideration of the sum of Three Hundred Forty-Two Thousand And No/100 Dollars ($342,000.00), 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 Elizabeth Schwartz, unmarried 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. 116 on the Plan of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Track of record in Plat Book 161, Page 155, 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 Megan Sumner, an unmarried woman and Lynn A Sumner, an unmarried man of record in Instrument No. 20210302-0026224 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 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 ☒ 1738 25th Avenue N, Nashville, TN 37208

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 26 day of April, 2021.

SPH Property Three LLC, a Delaware Limited Liability Company

By: _____
Name: Shrieka Smith
Its: Authorized Signatory
State of GA
County of Forsyth

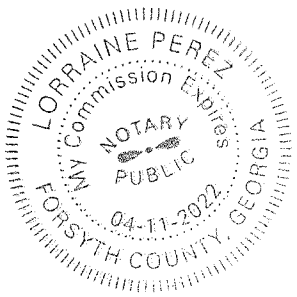
I, Lorraine Perez, a Notary Public for the said County and State, do hereby certify that Shrieka Smith personally appeared before me this day and acknowledged that (s)he is the Authorized signer of SPH Property Three LLC, a Delaware Limited Liability Company, and that by authority duly given and as the 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 26 day of April, 2021.

_____ 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.

State of North Carolina

County of Mecklenburg

Personally appeared before me, Signa Eitelgeorge (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.

Notary Signature

My commission expires: 12-30-2023

Notary Seal (if on paper)

SIGNA EITELGEORGE
NOTARY PUBLIC
CABARRUS COUNTY, NC
My Comm. Expires
12/30/2023