Karen Johnson Davidson County
Batch# 632649 DEEDWARRSP
05/10/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20210510-0062628

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2021.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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)
Redur Guly and Ariyan Zebari 658 Harding Pl Nashville, TN 37211	Redur Guly and Ariyan Zebari 658 Harding Pl Nashville, TN 37211	147-01-0-059.00

For and in consideration of the sum of Three Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($359,900.00), 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 One 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 Redur Guly and Ariyan Zebari, husband and wife, 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. 478 on the Plan of Section 6, Caldwell Hall of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 478 fronts on the North side of Harding place, runs back 195.3 feet on the west line and 205.02 feet on the east line, to a deed line in the rear on which it measures 80.7 feet.

Being the same property conveyed to SPH Property One LLC, a Delaware Limited Liability Company by Warranty deed from Estate of George Walker Beard, by Joseph Edward Davis Beard, Executor of record in Instrument No. 20210128-0012613 Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 28, 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.

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 27 day of April, 2021.

SPH Property One LLC, a Delaware Limited Liability Company
By: SPH Holdco, LLC
Its: Managing Member

By: _____
Name: _____
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 One 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 27 day of April, 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, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

