Karen Johnson Davidson County
Batch# 634619 DEEDWARRSP
05/12/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20210512-0063972

SPECIAL

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-30-2023

(AFFIX SEAL)

SIGN HERE 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)
Derek Wayne White and Jennifer Johnson White 2041 Nashboro Blvd Nashville, TN 37217	Derek Wayne White and Jennifer Johnson White 2041 Nashboro Blvd Nashville, TN 37217	135-12-0A-020.00

For and in consideration of the sum of Two Hundred Seventeen Thousand And No/100 Dollars ($217,000.00), 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 Derek Wayne White and Jennifer Johnson White, husband and wife, joint tenancy with right of survivorship, 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, described as follows: A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2041 and Garage Unit No. 2041 G of Nashboro Village 12 Condominiums of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SPH Property Three, LLC, a Delaware limited liability Company by Warranty deed from Daniel Bradley and Kelsey Bradley, husband and wife of record in Instrument No. 20210222-0021435 Register's Office for Davidson County, Tennessee, dated February 15, 2021 and recorded on February 22, 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 ☒ 2041 Nashboro Blvd, Nashville, TN 37217

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: Shreka 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 Shreka Smith personally appeared before me this day and acknowledged that (s)he is the Authorized signatory 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

LORRAINE PEREZ
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
My Commission Expires
04-11-2022

True Copy Certification

I, Danielle Chandler, 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 Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KCassidy

Notary Signature

My commission Expires: _____

Notary Seal

