Karen Johnson Davidson County
Batch# 664942 **DEEDWARRSP**
06/25/2021 10:07:57 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20210625-0086327

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 322,500.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2021.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON 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)
Dolly M. Haynie 3459 Golf Club Lane Nashville, TN 37215	LoanDepot 4800 N. Scottsdale Rd Ste 3800 Scottsdale AZ 85251	117-07-0F-011.00-CO

For and in consideration of the sum of Three Hundred Twenty-Two Thousand Five Hundred And No/100 Dollars ($322,500.00), 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 Dolly M. Haynie, an 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 11 of Brighton Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Brighton Court Condominium of record in Book 6629, Page 532, as supplemented in Book 6912, page 158 and amended in Book 6912, page 163, Book 9315, page 795 and Book 10364, page 141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to SPH Property One LLC, a Delaware Limited Liability Company by Warranty deed from Ying Lu and Zhen C. Dong, wife and husband of record in Instrument No. 20210126-0011706 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on January 26, 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 ☒ 3459 Golf Club Lane, Nashville, TN 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 0-SB-VRR-21-3459

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 18 day of May, 2021.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Logan Weeks
Its: Authorized Signatory

State of Georgia
County of Fulton

I, Kezzie Joseph, a Notary Public for the said County and State, do hereby certify that Logan Weeks personally appeared before me this day and acknowledged that (s)he is the Authorized signatory 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 18 day of May, 2021.

_____ Notary Public

Kezzie Joseph
Notary's Printed or Typed Name

My Commission Expires:

4/20/25

KEZZIE JOSEPH
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 20, 2025