SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 728966 DEEDWARRSP
10/01/2021 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.58
20211001-0132496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,455.00

E I P ESTFANOUS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September 2021.

Notary Public

MY COMMISSION EXPIRES: 8/12/24 (AFFIX SEAL)

LUTHER P. RAMSEY III STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Eid Estfanous and Eliasabat Melika	US Bank, N.A. c/o U.S. Bank Home Mortgage	164 13 OC 036.00
(NAME)	(NAME)	
4108 Treehaven Place	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned SDH Nashville LLC, a Georgia limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eid Estfanous and Eliasabat Melika, husband and wife, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, State of Tennessee, decribed as follows, to-wit:

Being Lot No. 36 on the Plan of Treehaven Subdivision, Phase 5, Asheford Trace Subdivision of record in Instrument No. 20201204-0141078, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from REO Funding Solutions IV, LLC, a Georgia Limited Liability Company, dated June 14, 2018 and recorded June 18, 2018 in Instrument No. 20180618-0058382 in the Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20180710-006654 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company by deed dated December 17, 2020, filed of record on December 21, 2020, of record in Instrument No. 20201221-0150860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4108 Treehaven Place, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 29th day of September 2021.

SDH Nashville, LLC

BY: _____
Andrew T. Pfeifer,
President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of SDH Nashville, LLC, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as President.

Witness my hand and official seal, this the 29th day of September 2021 .

_____
Notary Public

My Commission Expires:

(SEAL) 4/2/2024

K. GLUBA STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 29, 2021**.

Date

Tonya Loftin

Affiant Signature

September 30, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)