Karen Johnson Davidson County
Batch# 738890 DEEDWARRSP
10/18/2021 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $873.20
20211018-0139892

**PREPARED BY AND RETURN TO:**
**GRANT, KONVALINKA & HARRISON, P.C.**
**Ninth Floor - Republic Centre**
**633 Chestnut Street**
**Chattanooga, Tennessee 37450-0900**

# SPECIAL WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 138 Spring Valley, LLC, a Tennessee limited liability company ("Grantor"), does hereby sell, transfer and convey unto Michelle Terrazas, unmarried ("Grantee"), her heirs and assigns the following described real estate:

A Tract of land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 98 on the Plan of a Part of Blue-Fields, as of record in Book 843, Page 34, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning on the westerly margin of Spring Valley Road, at the corner of Lots Numbered 98 and 111; thence with the westerly margin of said Road, southeastwardly 120 feet to the corner of Lots Nos. 98 and 109; thence southwestwardly 75 feet; thence southwardly to the center of a Spring Branch in the northerly line of the property conveyed to A.M. Helms by deed from Bransford Realty Company, of record in Book 928, Page 426, in the said Register's Office; thence westwardly with the center of said branch and the northerly Line of said Helms' property to the westerly line of said Lot No 98; thence with said line northwardly 275 feet, more or less, to the common corner of Lots No.'s 98 and 111; thence with the line between said two lots eastwardly 290.3 feet to the beginning.

For prior title, see deed recorded as Instrument Number 20140717-0063305 in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

| Grantee Address: | Send Tax Bills to: | Map Parcel No. |
|---|---|---|
| Michelle Terrazas | Michelle Terrazas | 095 080 099.00 |
| 138 Spring Valley Road | 138 Spring Valley Road | |
| Nashville, TN 37214 | Nashville, TN 37214 | |

Subject to all matters, conditions and easements shown on plat recorded in Book 843, Page 34, in the Register's Office of Davidson County, Tennessee.

Subject to Easement Agreement recorded in Book 4952, Page 271, in the Register's Office of Davidson County, Tennessee.

Subject to the Restrictive Covenants as set out in an instrument of record in Book 737, Page 258, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate Title 42 USC § 3604(c).

TO HAVE AND TO HOLD said real estate unto Grantee, her heirs and assigns, in fee simple forever.

Grantor for itself and its successors and/or assigns, covenants, warrants and represents to and with Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that it has full right and lawful authority to sell and convey the same, that it has not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that it will forever warrant and defend the title to the said real estate against all persons lawfully claiming the same from, through and under it, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed this 8th day of October 2021.

138 SPRING VALLEY, LLC

By: _____

John P. Konvalinka, Trustee of the MPO Grantor Trust, the Sole Member of 138 Spring Valley, LLC

STATE OF TENNESSEE
COUNTY OF HAMILTON

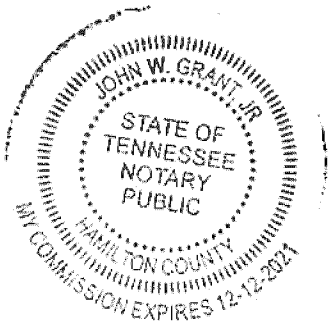
Before me, a Notary Public of the State and County aforesaid, personally appeared John P. Konvalinka, Trustee of the MPO Grantor Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the MPO Grantor Trust which is the Sole Member of 138 Spring Valley, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Trustee of the MPO Grantor Trust and Sole Member of 138 Spring Valley, LLC being authorized to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 8th day of October 2021.

Notary Public

My commission expires:

12-12-2021



STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $236,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to
before me this 8th day
of October 2021.

Notary Public

My commission expires:

July 01, 2025

STEPHANIE DISTEFANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# Certificate of Authenticity

I, John R. Anderson, 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 October 8, 2021.

Date

Affiant Signature

October 8, 2021

Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 8th day of October, 2021.

Notary's Signature

My Commission Expires: 2/12/22

Date

CINDY K RICHIE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 2-12-2022