Karen Johnson Davidson County
Batch# 776755 DEEDWARRSP
12/20/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,218.54
20211220-0167719

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,335.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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).
Halima A. Labi	Guaranteed Rate, Inc.	164 130 C 034.00
(NAME)	(NAME)	
4116 Treehaven Place	3940 N. Ravenswood Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chicago, IL 60613	
(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 Halima A. Labi, 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, Tennessee being Lot No. 34 on the Final Plat of Treehaven Subdivision, Phase 5, Asheford Trace, according to plat of record in Instrument No. 20201204-0141078 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description.

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, recorded June 18, 2018, of record 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.

Further 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, dated March 31, 2021, recorded April 1, 2021, of record in Instrument No. 20210401-0043441, 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 4116 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 14th day of December 2021.

SDH Nashville, LLC

BY: _____
Andrew T. Pfeifer,
President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State SDH Nashville LLC, a Georgia limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of December, 2021.

_____
Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD 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 **December 14, 2021**.

Date

Tonya Loftin

Affiant Signature

December 15, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15th day of December, 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)