SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 803048 DEEDWARRSP
02/10/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,284.92
20220210-0015357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 8/15/2024
(AFFIX SEAL)

WILLIAM B. DEMASTUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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).
Lydia E. Martin and Ysahak M. Anawuga	Guaranteed Rate, Inc.	164 13 0C 023.00
(NAME) 4141 Treehaven Place	(NAME) 3940 N. Ravenswood Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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 Lydia E. Martin and Ysahak M. Anawuga, 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, and being all of Lot No. 23 on the Final Plat of Treehaven, 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 of said land.

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. 20180710-0066554 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 by deed dated May 20, 2021, filed of record on May 25, 2021, of record in Instrument No. 20210524-0070333, 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 4141 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 20th day of January, 2022.

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 20th day of January, 2022.

_____
Notary Public

My Commission Expires: 08/10/2024

(SEAL)

KAILEY B. DEMASTUS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Christie Daniels, 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 January 28, 2022.

Date

Christie Daniels

Affiant Signature

January 31, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of January, 2022.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY