SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 818178 DEEDWARR
03/09/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20220309-0027041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF FEBRUARY, 2022,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

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).
SDH Nashville LLC, a Georgia Limited Liability Company	NEW OWNER	Part of 174 00 0 006.00
(NAME)	(NAME)	
110 Village Trail, Suite 215		
(ADDRESS)	(ADDRESS)	
Woodstock, GA 30188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Green Trails, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SDH Nashville LLC, a Georgia Limited Liability Company, 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 and being Lot Nos. 45, 46, 47, 48, 49, 50, 54, 55, 61, 62, 66, 67, and 68 of the Final Plat for Kingsport Phase 2, of record as Instrument No. 20210915-0123510, in the 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 Warranty Deed from Regent Land, LLC, a Tennessee limited liability company dated August 15, 2014 and recorded August 19, 2014, as Instrument No. 20140819-0075078, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced plat.

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 Lots 45-50, 54-55, 61-62, and 66-68 Kingsport Estates, Phase 2, 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 25 day of February, 2022.

Green Trails, LLC
a Tennessee Limited Liability Company

BY: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manger and is authorized to execute the instrument on behalf of Green Trails, LLC, the within named bargainor, and that he/she as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Chief Manager.

Witness my hand and official seal, this the 25 day of February, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Jamika Jones, 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 2/25/2022.

Date

Jamika Jones
Affiant Signature

03/01/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of March, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203090027041