Karen Johnson Davidson County
Batch# 822981 DEEDWARRSP
03/16/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,273.50
20220316-0030618

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,190.00

Affiant

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of February, 2022.

Notary Public

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

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).
Anthony Burton and Sierra Burton, husband and wife	Guaranteed Rate, Inc.	164 13 0C 026.00
(NAME)	(NAME)	
4148 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 Anthony Burton and Sierra Burton, 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, Tennessee, and being all of Lot No. 26 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. 20180710-006654 in the Register's Office for Davidson County, Tennessee.

Being part 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 April 27, 2021, filed of record on April 29, 2021, of record in Instrument No. 20210429-0057691, 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 4148 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 25th day of February, 2022.

SDH Nashville, LLC

BY: LA BL authorized signatory
LeeAnn Breard,
Authorized Signatory

STATE OF TENNESSEE

COUNTY OF

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.

**LeeAnn Breard, Authorized Signor for,

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

Notary Public

My Commission Expires: 08/20/2024

(SEAL)

KAILEY B. DEMASTUS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

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

02/28/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28th day of February, 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

202203160030618