SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 825977 DEEDWARRSP
03/22/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20220322-0032679

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~SUMNER~~ Cherokee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF MARCH 2022.,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Peter Sanford
NOTARY PUBLIC
Cherokee County
~~State of Georgia~~
My Comm. Expires October 13, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, ~~Franklin, TN 37067~~

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Heritage Land Venture III LLC	NEW OWNER	Part of 174 00 0 006.00
(NAME)	(NAME)	
P O Box 725589		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 31139		
(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 **Heritage Land Venture III LLC, a Florida 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:

TRACT 3 (DAVIDSON COUNTY)

Land in Davidson County and being Lot No. 52, of the Final Plat for Kingsport Phase 2, of record as Instrument No. 20210915-0123510, in the Register's Office for Davidson County. Tennessee, to which plat reference is made for a more particular description of said property.

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, recorded on October 13, 2021 in Instrument No. 20211013-0137768, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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 Lot 52 Kingsport Estates, 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 10th day of March, 2022.

SDH NASHVILLE LLC,
a Georgia Limited Liability Company

BY: Rebekah Sanford
Rebekah Sanford, Land Acquisition Coordinator

STATE OF GEORGIA

COUNTY OF Cherokee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebekah Sanford, 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 Land Acquisition Coordinator, and is authorized to execute the instrument on behalf of SDH Nashville LLC, the within named bargainor, and that he/she as such Land Acquisition Coordinator, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Land Acquisition Coordinator.

Witness my hand and official seal, this the 10th of March, 2022.

Notary Public

My Commission Expires:

(SEAL)

Peter Sanford
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires October 13, 2025

Certificate of Authenticity

I, **Doné Oglesby**, 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 **March 10, 2022**.

Date

Affiant Signature

03/14/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **14th** day of **March**, 20**22**.

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