SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 857596 DEEDWARRSP
05/18/2022 10:50:54 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20220518-0057372

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

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).
SDH Nashville LLC	NEW OWNER	Part of 174 00 0 006.00
(NAME)	(NAME)	
110 Village Trail, Ste 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 **Heritage Land Venture III LLC, a Florida 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:

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 the same property conveyed to Heritage Land Venture III LLC, a Florida Limited Liability Company, by Special Warranty Deed from SDH Nashville LLC, a Georgia Limited Liability Company, recorded on March 22, 2022 in Instrument No. 20220322-0032679, 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 17 day of May, 2022.

Heritage Land Venture III LLC
a Florida Limited Liability Company

BY: _____
Elizabeth "Paige" W. Merkle, Manager

STATE OF GEORGIA

COUNTY OF COBB

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth "Paige" W. Merkle, 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 Manager, and is authorized to execute the instrument on behalf of Heritage Land Venture III LLC, the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Manager.

Witness my hand and official seal, this the 17th day of May, 2022.

_____
Notary Public

My Commission Expires: 9-29-2024

(SEAL) VINCENT BOMERKLE, JR NOTARY PUBLIC COBB COUNTY, GEORGIA COMMISSION EXPIRES SEPTEMBER 29, 2024