SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 948013 DEEDWARRSP
12/05/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,696.98
20221205-0126871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,643.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day December 2022

Notary Public

MY COMMISSION EXPIRES: 3-17-24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY ASHLEY W. MORGAN

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).
Ashley M. Batdorff and Matthew A Batdorff	Guaranteed Rate, Inc.	174 09 0B 054.00CO
(NAME)	(NAME)	
221 Lightwood Drive	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 **Ashley M. Batdorff and Matthew A Batdorff, wife and husband**, 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 Lot No. 54 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 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 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.

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 February 25, 2022, filed of record on March 9, 2022, of record in Instrument No. 20220309-0027041, 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 221 Lightwood Drive, 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 my hand and official seal, this the 30th day of November, 2022.

SDH Nashville, LLC

BY: _____
Lee Ann Beard, Authorized Signatory

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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.

Witness my hand and official seal, this the 30th day of November, 2022.

_____
Notary Public

My Commission Expires: 10/25/26

(SEAL)



Certificate of Authenticity

I, Jameika 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 11/30/2022.

Date

Jameika Jones
Affiant Signature

12/05/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of December, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)