# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 951414 DEEDWARRSP
12/14/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,643.26
20221214-0129598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 3/22/24

(AFFIX SEAL)

ASHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**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). |
|---|---|---|
| Kimberly Orange, an unmarried woman | All Western Mortgage, Inc. | 174 09 0B 053.00 |
| (NAME) | (NAME) | |
| 225 Lightwood Drive | 8345 W. Sunset Road, Suite 380 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Las Vegas, NV 89113 | |
| (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 Kimberly Orange, an unmarried woman, 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 No. 53 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 plan reference is hereby made for a more complete and accurate legal description.

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, dated March 15, 2022 and recorded March 17, 2022 in Instrument No. 20220317-0030991, in said 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 225 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 our hands this 13th day of December, 2022.

SDH Nashville, LLC

BY: _____
Andrew T. Pfeifer,
President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of SDH Nashville, LLC, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as President.

Witness my hand and official seal, this 13th day of December, 2022.

_____
Notary Public

My Commission Expires: 2/24/26

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

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 12/13/2022.

Date

Jameika Jones
Affiant Signature

12/14/2022
Date

State of Tennessee
County of Rutherford

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

Notary's Signature

My Commission Expires: _____
Date

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

Notary's Seal (if on paper)