Karen Johnson Davidson County
Batch# 336521 DEEDWARR
12/30/2019 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $830.28
20191230-0134614

Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd Ste. 3A
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
176-05-0A-098.00-CO
File Number: 1912-TN-101163
Consideration: $224,400.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 26 day of December, 2019,

by and between the grantor, **Corey A Jackson, a married man, and Courtnee Jackson**

and the grantee, **SPH Property One, LLC, a Delaware limited liability company**

whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Two Hundred Twenty Four Thousand Four Hundred Dollars and No Cents ($224,400.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 6313 Wildgrove Drive, Antioch, TN 37013

THIS CONVEYANCE is made subject to the permitted exceptions identified on the Title Insurance Policy procured by grantee in connection with this transaction.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Corey A Jackson

Courtnee Jackson

Signature of Witness 1

Signature of Witness 2

Briana McCormjck
Printed Name of Witness 1

Melissa Nelson
Printed Name of Witness 2

Capacity of Witness 1

Capacity of Witness 2

State of Tennessee)
ss
County of ~~Davidson~~ Rutherford)

On this 26th day of December, 2019 before me personally appeared Corey A Jackson and Courtnee Jackson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property One, LLC, a Delaware limited liability company executed the same as their free act and deed.

ALLISON WOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Seal

Allison Wood
Notary Public

Allison Wood
Printed Name

My commission expires: 9/20/20

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $224,400.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

State of Tennessee)
ss
County of Davidson)

This instrument was acknowledged before me on this day 30th, of December,
2019 by SPH Property One, LLC, a Delaware limited liability company.

SPH Property One, LLC,

a Delaware limited liability company

By: _____

Name: Amir Saleem

Its: Authorized Signatory

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Seal

_____
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/2022

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Corey A. Jackson by Warranty Deed from Jerry Butler Construction, Inc. of record in Instrument No. 20100601-0041551, Register's Office for Davidson County, Tennessee.

Parcel ID No: 176-05-0A-098.00-CO

For information purposes only: 6313 Wildgrove Drive, Antioch, TN 37013

Mail Tax Statements to:
Zillow Group
1301 2nd Ave, Floor 31
Seattle, WA 98101

True Copy Certification

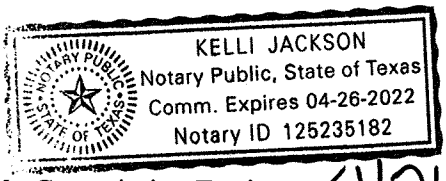
I, Amir Saleem, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)