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

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, SUITE 3-B
Coppell, TX 75019-4786

Karen Johnson Davidson County
Batch# 340116 DEEDWARR
01/08/2020 07:59:30 AM 5 pgs
Fees: $28.00 Taxes: $2,055.50
20200108-0002354

Property Appraiser's Parcel ID #:
081-08-2A-001.00-CO
File Number: 1912-TN-101227
Consideration: $555,540.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 6th day of January, 2020

by and between the grantor, **Centro Citta, LLC, a Kentucky limited liability company**

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

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

WITNESSETH: that for the sum of **Five Hundred Fifty Five Thousand Five Hundred Forty Dollars and No Cents ($555,540.00)**

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: 1809 5th Ave N, Nashville, TN 37208

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.

Centro Citta, LLC, a Kentucky limited liability company

Jane C. Gibson

By: Jane C. Gibson
Its: Member

Diego G. Mastronardi

By: Diego G. Mastronardi
Its: Member

Lisa A Vincent
Signature of Witness 1

Kristina Blissett
Signature of Witness 2

Lisa A. Vincent
Printed Name of Witness 1

Kristina Blissett
Printed Name of Witness 2

CO-WORKER
Capacity of Witness 1

CO-WORKER
Capacity of Witness 2

State of Kentucky)
ss
County of Warren)

On this 16 day of January, 2020 before me personally appeared Centro Citta, LLC, a Kentucky limited liability company, 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.

Seal

Ashley Carter
Notary Public

Ashley Carter
Printed Name

My commission expires: 1/17/2021

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $555,540.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property One, LLC,
a Delaware limited liability company

By: _____

Name: Amir Saleem
Its: Authorized Signatory

This instrument was acknowledged before me on this day 7th, of January, 2020 by SPH Property One, LLC, a Delaware limited liability company, a Delaware limited liability company.

Jaime Dianne Osina
Notary Public

Jaime Dianne Osina
Printed Name

My commission expires: 4/24/2022

NOTARY PUBLIC STATE OF TEXAS
JAIME DIANNE OSINA
Notary ID #131542099
My Commission Expires
April 24, 2022

Exhibit A
Legal Description

Being part of Lot No. 468, on the Plan of North Nashville Real Estate Company's plan of lots as of record in Book 21, Page 105, as revised to Unit A of the 1809 5th. Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130415-0036898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to **Centro Citta**, LLC a **Kentucky Limited Liability Company** by deed from **Diego** G. **Mastronardi** and **Jane** C. **Gibson**, husband and **wife** of record as Instrument No. __202001080002353_____, Register's Office of Davidson County, Tennessee.

Parcel ID No: 081-08-2A-001.00-CO

For information purposes only: 1809 5th Ave N, Nashville, TN 37208

Mail Tax Statements to:

SPH Holdings, LLC
c/o Zillow Group
1301 N. 2nd Ave Fl 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.

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

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)