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

Karen Johnson Davidson County
Batch# 351721 DEEDWARR
01/31/2020 04:11:30 PM 5 pgs
Fees: $28.00 Taxes: $906.50
20200131-0011886

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

Property Appraiser's Parcel ID #:
022-02-0-064.00
File Number: 1912-TN-101382
Consideration: $245,000.00

**WARRANTY DEED**

THIS WARRANTY DEED, executed this 28th day of January, 2020,

by and between the grantor, **Leshawnda J. Fitzgerald, an unmarried person**

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 Forty Five Thousand Dollars and No Cents ($245,000.00)**

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: 217 Baylee Mika Place, Joelton, TN 37080

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.

Leshawnda J. Fitzgerald

Signature of Witness 1

Signature of Witness 2

Printed Name of Witness 1

Printed Name of Witness 2

Capacity of Witness 1

Capacity of Witness 2

State of Tennessee )
ss
County of Davidson )

On this 28th day of January, 2020 before me personally appeared Leshawnda J. Fitzgerald, 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.

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

Notary Public

Printed Name

My commission expires: 3.7.23

**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 $245,000.00, 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: LESHAWNDA FITZGERALD
Its: Authorized Signatory

This instrument was acknowledged before me on this day 28th, of January, 2020 by SPH Property One, LLC, a Delaware limited liability company.

_____
Notary Public

K. Phelps
Printed Name

My commission expires: 3.7.23

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

**Exhibit A**
**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Chase Pointe, Section Five, of record in Instrument No. 20000110-0003085, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LeShawnda J. Fitzgerald by Warranty Deed from Donovan L. Strickland and wife, Abby Strickland recorded on 5/8/2008 in Instrument No. 20080508-0047898, Register's Office for Davidson County, Tennessee.

Parcel ID No: 022-02-0-064.00

**For information purposes only:** 217 Baylee Mika Place, Joelton, TN 37080

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)