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

Karen Johnson Davidson County
Batch# 363045 DEEDWARR
02/25/2020 03:37:30 PM 5 pgs
Fees: $28.00 Taxes: $838.79
20200225-0021088

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

Property Appraiser's Parcel ID #:
150-06-0-060.00
File Number: 2002-TN-102020
Consideration: $226,700.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 21 day of Feb, 2020,

by and between the grantor, **Darral G. Dablow and Charlene W. Dablow, husband and wife**

and the grantee, **SPH Property Two, 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 Six Thousand Seven Hundred Dollars and No Cents ($226,700.00)**

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: 2876 Lera Jones Drive, Antioch, TN 37013

THIS CONVEYANCE is made subject to:

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.

Darral G. Dablow

Charlene W. Dablow

State of Tennessee)
ss
County of Davidson)

On this 21 day of February, 2020 before me personally appeared Darral G. Dablow and Charlene W. Dablow, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property Two, LLC, a Delaware Limited Liability Company executed the same as their free act and deed.

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022
Seal

May 2, 2022

Notary Public

Irving Coleman
Printed Name

My commission expires: 05/02/2022

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 $226,700.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Two, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 24, of February, 2020 2020 by SPH Property Two, LLC, a Delaware Limited Liability Company.
* Amy Downey, Authorized Signor.

Kelli Jackson
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/2022

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

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of Percy Priest Meadows, Section One, of record in Plan Book 4675, Page 110, Register's Office for said County.

Said Lot No. 47 fronts 76.00 feet on the Northeasterly margin of Lera Jones Drive and extends back 170.85 feet on the Northwesterly line and 155.61 feet on the Southeasterly line to a dead line in the rear, measuring 88.40 feet thereon.

Being the same property conveyed to Darral G. Dablow and wife, Charlene W. Dablow by Warranty Deed from Melvin Jones and Larry Jones d/b/a Republic Builders recorded 5/10/1976 in Book 5023, Page 52, Register's Office for Davidson County, Tennessee.

Parcel ID No: 150-06-0-060.00

For information purposes only: 2876 Lera Jones Drive, Antioch, TN 37013

Mail Tax Statements to:

SPH Property Two, LLC, a Delaware Limited Liability Company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:

SPH Property Two, LLC, A Delaware Limited Liability Company
4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

True Copy Certification

I, Amy Downey, 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.

A Downey
Signature

State of Texas

County of Dallas

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

Kelli Jackson
Notary's Signature

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

My Commission Expires: 4/26/22

Notary' Seal (if on paper)