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

Karen Johnson Davidson County
Batch# 375866 DEEDWARR
03/23/2020 11:46:30 AM 5 pgs
Fees: $28.00 Taxes: $832.50
20200323-0031417

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

Property Appraiser's Parcel ID #:
176-05-0-096.00
File Number: 2002-TN-102042
Consideration: $225,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 10th day of March, 2020,

by and between the grantor, **Gary Covalt, a married person joined by their spouse, and Cynthia Covalt**

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 Five Thousand Dollars and No Cents ($225,000.00)**

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: 5132 Hickory Grove 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.

Gary Covalt

Cynthia Covalt

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

On this 10th day of March, 2020 before me personally appeared Gary Covalt and Cynthia Covalt, 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.

Seal

Notary Public

Janet L. Adams

Printed Name

My commission expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

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 $225,000.00, 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 12, of March,
2020 by SPH Property Two, LLC, a Delaware limited liability company.
* Amy Downey, Authorized Signor.

Jaime Osina
Notary Public

Jaime Osina
Printed Name

My commission expires: April 24, 2022

JAIME DIANNE OSINA
Notary ID #131542099
My Commission Expires
April 24, 2022

Exhibit A
Legal Description

Being Lot No. 58, on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary Covalt by Warranty Deed from Malcom Milligan and wife, Sharon Milligan recorded 3/27/2000 in Instrument No. 200003270030605, Register's Office for Davidson County, Tennessee.

Parcel ID No: 176-05-0-096.00

For information purposes only: 5132 Hickory Grove 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:
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)