Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE, 10th Fl.
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 436752 DEEDWARR
07/13/2020 03:37:30 PM 5 pgs
Fees: $28.00 Taxes: $939.80
20200713-0076504

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

Property Appraiser's Parcel ID #:
053-09-0B-044.00-CO
File Number: 2007-TN-104211
Consideration: $254,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 13 day of July, 2020,

by and between the grantor, **Jessica Lynn Bradberry, a single person**

and the grantee, **SPH Property One, LLC a Delaware limited liability** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Two Hundred Fifty Four Thousand Dollars and No Cents ($254,000.00)**

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: 1704 Cumberland Station Blvd, Madison, TN 37115

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.

Jessica Lynn Bradberry

Jessica Lynn Bradberry

State of Florida)

ss

County of Lake)

On this 13th day of July, 2020 before me personally appeared Jessica Lynn Bradberry, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Jessica Lynn Bradberry executed the same as their free act and deed.

Produced a driver license as identification.

JENISE A BRAGDON
Notary Public - State of Florida
Commission # GG973884
Expires on March 29, 2024

Jenise A Bragdon

Notary Public

Jenise A Bragdon

Printed Name

My commission expires: 03/29/2024

My commission #: GG973884

Notarized online using audio-video communication

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 $ 254,000.00 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: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 13th, of July,
2020 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

_____
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/22

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

Exhibit A
Legal Description

Being Lot No. 21 on the Plan of Cumberland Station at Wilson Camp, Section Two, as of record in Instrument Number 200209030105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Jessica Lynn Bradberry, a single person by Warranty Deed from William L. Bradberry, Jr. and wife, Alva Jean Bradberry recorded on August 4, 2004 in 20040804-0093206 in the Register's Office of Davidson County, TN.

Parcel ID No: 053-09-0B-044.00-CO

For information purposes only: 1704 Cumberland Station Blvd, Madison, TN 37115

Mail Tax Statements to:
SPH Property One, LLC a Delaware limited liability
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:
SPH Property One, LLC a Delaware limited liability
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, Latonya Henderson, 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.

Latonya Henderson
Notary's Signature

My Commission Expires: 10-06-2020
Notary' Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2020
Notary ID 126786372