Karen Johnson Davidson County
Batch# 448346 DEEDWARR
08/03/2020 09:04:30 AM 5 pgs
Fees: $28.00 Taxes: $851.00
20200803-0084978

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

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

Property Appraiser's Parcel ID #:
149-02-0B-065.00-CO
File Number: 2007-TN-104278
Consideration: $230,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 17th day of July, 2020,

by and between the grantor, **Hugh D. Stills, a divorced unremarried man and Anne M. Stills, a divorced unremarried woman**

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 Thirty Thousand Dollars and No Cents ($230,000.00)**

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: 829 Bishopsgate Road, 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.

Hugh D. Stills

Anne M. Stills

State of Tennessee)
ss
County of Jefferson)

On this 17 day of July, 2020 before me personally appeared Hugh D. Stills and Anne M. Stills, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Hugh D. Stills and Anne M. Stills executed the same as their free act and deed.

THE SEAL OF JEFFERSON COUNTY, TENNESSEE * JUNE 11, 1792 *

Notary Public

Frank C. Hendon

Printed Name

My commission expires: 01-22-22

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 $230000 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: _____

Name: Amy Downey.

Its: Authorized Signatory

This instrument was acknowledged before me on this 17 day of July 2020 by Amy Downey, Authorized Signor , SPH Property Two, 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

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Piccadilly Square, Phase II, as of record in Book 6250, Pages 92, 93, and 94, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Anne M. Stills and husband, Hugh D. Stills by Warranty Deed from Valeria Jane Brassfield, unmarried recorded on September 30, 2002 in 20020930-0118685 in the Register's Office of Davidson County, TN.

Parcel ID No: 149-02-0B-065.00-CO

For information purposes only: 829 Bishopsgate Road, 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, 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)