Karen Johnson Davidson County
Batch# 459534 DEEDWARR
08/19/2020 08:50:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20200819-0093106

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 #:
136-05-0A-124.00-CO
File Number: 2007-TN-104591
Consideration: $250,000.00

WARRANTY DEED

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

by and between the grantor, **Stormy J. Tyler and Laura L. Bonnell, married to each other**

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 Fifty Thousand Dollars and No Cents ($250,000.00)**

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: 3356 Tinney Place, Nashville, TN 37217

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.

Stormy J. Tyler

Stormy J. Tyler

Laura L. Bonnell

Laura L. Bonnell

State of Florida)

ss

County of Manatee)

On this 13th day of AUGUST, 2020 before me personally appeared Stormy J. Tyler and Laura L. Bonnell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Stormy J. Tyler and Laura L. Bonnell executed the same as their free act and deed.

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Sherri Joy Small

Notary Public

Sherri Joy Small

Printed Name

My commission expires: 04/23/2024

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 $250,000.00 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 13 Aug 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 107, as shown on The Enclave at Bayview Estates, (formerly known as Bayview Estates), Phase Four, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Stormy J. Tyler and Laura L. Bonnell by Warranty Deed from Betty J. Childers recorded on November 2, 2015 in **20151102-0111243** in the Register's Office of Davidson County, TN.

Parcel ID No: 136-05-0A-124.00-CO

For information purposes only: 3356 Tinney Place, Nashville, TN 37217

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

New Owner's Address:
SPH Property One, 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)