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

Karen Johnson Davidson County
Batch# 463353 DEEDWARR
08/25/2020 01:09:30 PM 5 pgs
Fees: $28.00 Taxes: $1,100.75
20200825-0096224

Property Appraiser's Parcel ID #:
128-14-0-099.00
File Number: 2007-TN-104356
Consideration: $297,500.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 24 day of August, 2020,

by and between the grantor, **Sabrina Torres, an unmarried person**

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 Ninety Seven Thousand Five Hundred Dollars and No Cents ($297,500.00)**

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: 7989 Sawyer Brown Road, Nashville, TN 37221

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.

Sabrina Torres

Sabrina Torres

State of Florida)
ss
County of Brevard)

On this 24 day of August, 2020 before me personally appeared Sabrina Torres, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Sabrina Torres executed the same as their free act and deed.

DIANE CORNELIUS
Notary Public - State of Florida
Commission # GG353589
Expires on July 10, 2023

Diane Cornelius

Notary Public

Diane Cornelius

Printed Name

My commission expires: 07/10/2023

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 $297,500.00 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: _____

Name: Amy Downey.

Its: Authorized Signatory

This instrument was acknowledged before me on this day 24 of Aug 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 126235182

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section 1, Stacy Square, of record in Book 3842, Page 134, Register's Office for said County.

Said Lot No. 7 fronts 99.00 feet on the Northwesterly margin of Sawyer Brown Road and extends back 135.1 feet on the Northeasterly line and 122.0 feet on the Southwesterly line to a dead line in the rear, measuring 76.51 feet thereon.
Being the same property conveyed to Sabrina Torres, umarried by Warranty Deed from Cesar Torres and Migdalia C. Torres, husband and wife recorded on in 20190808-0079130 in the Register's Office of Davidson County, TN.

Parcel ID No: 128-14-0-099.00

For information purposes only: 7989 Sawyer Brown Road, Nashville, TN 37221

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)