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

Karen Johnson Davidson County
Batch# 464721 DEEDWARR
08/26/2020 01:33:30 PM 5 pgs
Fees: $28.00 Taxes: $932.40
20200826-0096821

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-104673
Consideration: $252,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 21 day of August, 2020,

by and between the grantor, **SPH Property One, LLC, A Delaware Limited Liability Company**

and the grantee, **Amber Scruggs, a single woman** whose address is: 1704 Cumberland Station Boulevard, Madison, TN 37115

WITNESSETH: that for the sum of **Two Hundred Fifty Two Thousand Dollars and No Cents ($252,000.00)**

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 Boulevard, Madison, TN 37115

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.

SPH Property One, LLC,
a Delaware limited liability company

By: _____
Name: Shrieka Smith
Its: Authorized Signatory

State of Georgia)
ss
County of Forsyth)

On this 21 day of August, 2020 before me personally appeared* SPH Property One, LLC, A Delaware Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property One, LLC, A Delaware Limited Liability Company executed the same as their free act and deed.

* Shrieka Smith, authorized Signor.

LORRAINE PEREZ
NOTARY PUBLIC
Forsyth County, Georgia
My Commission Expires
04-11-2022

_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

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 20020903010596 7, 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 SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Jessica Lynn Bradberry, a single person recorded on July 13, 2020 in 2020713- 0076504 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 Boulevard, Madison, TN 37115

Mail Tax Statements to:
1704 Cumberland Station Boulevard
Madison, TN 37115

New Owner's Address:
1704 Cumberland Station Boulevard
Madison, TN 37115

OATH OF CONSIDERATION

State of TN)
ss
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $252,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Amber Scruggs

This instrument was acknowledged before me on this day 24 of August, 2020 by Amber Scruggs.

Notary Public

Derek Truelove

Printed Name

Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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)