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# 465579 DEEDWARR
08/27/2020 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20200827-0097459

Property Appraiser's Parcel ID #:
059-04-0A-203.00-CO
File Number: 2007-TN-104266
Consideration: $260,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 27 day of Aug, 2020, by and between the grantor, **Tanya M. Buba, an unmarried woman**

and the grantee, **SPH Property Three, 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 Sixty Thousand Dollars and No Cents ($260,000.00)**

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: 3236 Woodpoint Drive, Nashville, TN 37207

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.

Tanya M. Buba

Tanya M. Buba

State of Florida)
ss
County of Miami-Dade)

On this 27th day of August, 2020 before me personally appeared Tanya M. Buba, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Tanya M. Buba executed the same as their free act and deed. TN drivers license provided.

SONYA WASHINGTON
Notary Public - State of Florida
Commission # GG182756
Expires on February 5, 2022

Sonya Washington

Notary Public
Electronic Notary Public
Sonya Washington
Printed Name

My commission expires: 02/05/2022

Notarized online using audio-video communication

Exhibit A
Legal Description

Land in Davidson County, Tennessee being Lot 175 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
Being the same property conveyed to Tanya M. Buba, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership recorded on October 19, 2006 in 20061019-0129896 in the Register's Office of Davidson County, TN.

Parcel ID No: 059-04-0A-203.00-CO

For information purposes only: 3236 Woodpoint Drive, Nashville, TN 37207

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

New Owner's Address:
SPH Property Three, LLC, a Delaware limited liability company
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

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 $260000____ which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Three, LLC,
a Delaware limited liability company

By: _____

Name: Amy Downey

Its: Authorized Signatory

This instrument was acknowledged before me on this day 27___, of Aug_____ 2020 ,

by Amy Downey, Authorized Signor , SPH Property Three, LLC, a Delaware limited liability company.

_____
Notary Public

_____
Printed Name

My commission expires: 4/26/22

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

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)