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

Karen Johnson Davidson County
Batch# 476220 DEEDWARR
09/15/2020 02:40:30 PM 5 pgs
Fees: $28.00 Taxes: $832.50
20200915-0105329

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

Property Appraiser's Parcel ID #:
148-14-0-118.00
File Number: 2006-TN-104134
Consideration: $225,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this **14th** day of **September**, 2020,

by and between the grantor, **Alicia Neal, a married person, formally known as Alicia McWhorter**

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 Twenty Five Thousand Dollars and No Cents ($225,000.00)**

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: 120 Colemont Court, Antioch, TN 37013

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.

Alicia Neal

Alicia Neal

State of Florida)
ss
County of Saint Johns)

On this 14th day of September, 2020 before me personally appeared Alicia Neal, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Alicia Neal executed the same as their free act and deed.

Alicia Neal's identification was verified using a Tennessee driver license.

JACLYN CARIVEAU
Notary Public - State of Florida
Commission # GG978765
Expires on April 14, 2024

Notary Public

Jaclyn Cariveau
Printed Name

My commission expires: 04/14/2024

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 $ 225,000 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: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 14th, of September, 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Colewood Acres, Section III, as of record in Book 4175, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 216 fronts 79.00 feet on the northeasterly margin of Colemont Court and extends back 254.0 feet on the northwesterly line and 256.9 feet on the southeasterly line to a line in the rear on which it measures 59.1 feet.

Being the same property conveyed to Alicia McWhorter by an Affidavit of Heirship recorded on May 1st, 2006 in Instrument No. 20060501-0049551 in the Register's Office of Davidson County, TN.

Parcel ID No: 148-14-0-118.00

For information purposes only: 120 Colemont Court, 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)