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

Karen Johnson Davidson County
Batch# 480032 DEEDWARR
09/21/2020 02:02:30 PM 6 pgs
Fees: $33.00 Taxes: $1,165.50
20200921-0108135

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

Property Appraiser's Parcel ID #:
087-02-0-012.00
File Number: 2007-TN-104639
Consideration: $315,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 21st day of September, 2020,

by and between the grantor, **Vincent Hawkins and Melissa Marie Swan-Hawkins FKA Melissa Marie Swan, husband and wife**

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 **Three Hundred Fifteen Thousand Dollars and No Cents ($315,000.00)**

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: 4244 New Hope Meadow Road, Hermitage, TN 37076

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.

Vincent Hawkins Date: 09/21/2020

Vincent Hawkins

_____ Date: _____

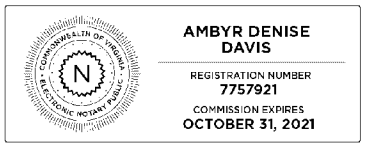
Melissa Marie Swan-Hawkins FKA Melissa Marie Swan

State of Virginia)

ss

County of Fairfax)

On this 21st day of September, 2020 before me personally appeared Vincent Hawkins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Vincent Hawkins executed the same as their free act and deed.



Notary Public

Ambyr Denise Davis

Printed Name

My commission expires: 10/31/2021

Notarized online using audio-video communication

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.

_____ Date:_____

Vincent Hawkins

Melissa Marie Swan-Hawkins fka Melissa Marie Swan Date: 09/21/2020

Melissa Marie Swan-Hawkins FKA Melissa Marie Swan

State of Florida)

ss

County of Seminole)

On this 21 day of September, 2020 before me personally appeared Melissa Marie Swan-Hawkins FKA Melissa Marie Swan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Melissa Marie Swan-Hawkins FKA Melissa Marie Swan executed the same as their free act and deed.

Produced Tennessee Drivers License.

MARINA V ERMAKOVA
Notary Public - State of Florida
Commission # GG 360170
Expires on July 29, 2023

Marina V Ermakova

Notary Public

Marina V Ermakova

Printed Name

My commission expires: 07/29/2023

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 $315,000 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: A. Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 21st, of September,

2020 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

Kelli Jackson
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

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of New Hope Meadows Phase 1, of record in Book 6900, Page 653, Register's Office, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Vincent Hwakins and Melissa Marie Swan by Warranty Deed from Jeffrey A. Stricklin and Deborah R. Stricklin recorded on October 22, 2014 in 20141022-0097349 in the Register's Office of Davidson County, TN.

Parcel ID No: 087-02-0-012.00

For information purposes only: 4244 New Hope Meadow Road, Hermitage, TN 37076

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)