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

Karen Johnson Davidson County
Batch# 483706 DEEDWARR
09/25/2020 12:38:30 PM 5 pgs
Fees: $28.00 Taxes: $821.40
20200925-0110628

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

Property Appraiser's Parcel ID #:
053-05-0A-013.00-CO
File Number: 2008-TN-105031
Consideration: $222,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 24th day of September, 2020,

by and between the grantor, **Misty M. Duncan FKA Misty M. Sutton and Ryan Duncan, wife and husband**

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 **Two Hundred Twenty Two Thousand Dollars and No Cents ($222,000.00)**

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: 1005 Cheyenne Trace, 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.

Misty M. Duncan

_____ Date: 09/24/2020

Misty M. Duncan FKA Misty M. Sutton

Ryan Duncan

_____ Date: 09/24/2020

Ryan Duncan

State of Florida)

ss

County of Martin)

On this 24th day of September, 2020 before me personally appeared Misty M. Duncan FKA Misty M. Sutton and Ryan Duncan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Misty M. Duncan FKA Misty M. Sutton and Ryan Duncan executed the same as their free act and deed. Misty M. Duncan and Randy Duncan each produced a Tennessee Driver's License as identification.

MARIALAINA RINTONE
Notary Public - State of Florida
Commission # GG 212028
My Comm. Expires Apr 29, 2022

Marialaina Rintone

Notary Public

Marialaina Rintone

Printed Name

My commission expires: 04/29/2022

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 $222,000 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 24th, 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. 13, on the Final Plat of Cheyenne Trace, of record in Plat Book 7900, page 95, and as amended in Book 8708, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Misty M. Sutton, unmarried by Warranty Deed from Patricia A. Scherer, unmarried recorded on March 2, 2012 in 20120302-0018602 in the Register's Office of Davidson County, TN.

Parcel ID No: 053-05-0A-013.00-CO

For information purposes only: 1005 Cheyenne Trace, Madison, TN 37115

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)