Karen Johnson Davidson County
Batch# 484646 DEEDWARR
09/28/2020 01:05:30 PM 6 pgs
Fees: $33.00 Taxes: $1,115.55
20200928-0111373

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

Property Appraiser's Parcel ID #:
041-01-0A-077.00-CO
File Number: 2006-TN-103981
Consideration: $301,500.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 28th day of September, 2020,

by and between the grantor, **Gregory L. Neal and Alicia Neal, 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 One Thousand Five Hundred Dollars and No Cents ($301,500.00)**

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: 1733 Autumn Ridge 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.

Gregory L. Neal

Gregory L. Neal

Alicia Ellen Neal

Alicia Neal

State of Virginia)

ss

County of Fairfax)

On this 28th day of September, 2020 before me personally appeared Gregory L. Neal and Alicia Neal, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Gregory L. Neal and Alicia Neal executed the same as their free act and deed.

Hope Thomas

Notary Public

Hope Thomas

Printed Name

My commission expires: 02/28/2021

Notarized online using audio-video communication

HOPE THOMAS

REGISTRATION NUMBER
250505
COMMISSION EXPIRES
FEBRUARY 28, 2021

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of VIRGINIA)
)
☐ City ☑ County of Chesterfield)

On 09/28/2020 (Date) before me, Larica Lorraine Coston (Notary Name),

personally appeared Alicia Ellen Neal
(Name(s) of Signer(s))

❑ personally known to me -- OR --

❑ proved to me on the basis of the oath of _____ -- OR --
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Larica Lorraine Coston

REGISTRATION NUMBER
7861086
COMMISSION EXPIRES
August 31, 2024

WITNESS my hand and official seal.

Notary Public Signature: Larica Lorraine Coston

Notary Name: Larica Lorraine Coston

Notary Commission Number: 7861086

Notary Commission Expires: 08/31/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: September 28, 2020 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: Gregory L. Neal

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

_____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

_____

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 $ 301,500 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 28th, 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. 80 on the Plan of Cobblestone Creek Phase Two, First Revision of record as instrument #20060612-0069609, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Being the same property conveyed to Gregory L. Neal by Special Warranty Deed from NVR, Inc. a Virginia Corporation T.A Fof Ridge Homes recorded on May 8, 2007 in 20070508-0055148 in the Register's Office of Davidson County, TN.

Parcel ID No: 041-01-0A-077.00-CO

For information purposes only: 1733 Autumn Ridge Drive, Nashville, TN 37207

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)