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

Karen Johnson Davidson County
Batch# 486772 DEEDWARR
09/30/2020 02:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20200930-0112824

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

Property Appraiser's Parcel ID #:
172030B01100CO
File Number: 2009-TN-105416
Consideration: $415,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 29th day of September, 2020,

by and between the grantor, **Avraham Avraham and Alina Avraham, husband and wife**

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 **Four Hundred Fifteen Thousand Dollars and No Cents ($415,000.00)**

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: 5313 Windypine Drive, Nashville, TN 37211

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.

Avraham Avraham

Avraham Avraham

Alina Avraham

Alina Avraham

State of Texas)

ss

County of Dallas)

On this 29th day of September, 2020 before me personally appeared Alina Avraham, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Avraham Avraham and Alina Avraham executed the same as their free act and deed.

Janet J Melton

Notary Public

Janet J Melton

ID NUMBER
1010431-7
COMMISSION EXPIRES
November 21, 2022

Janet J Melton Electronic Notary Public

Printed Name

My commission expires: 11/21/2022

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 $ 415,000 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: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 29th, 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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of The Woodlands, Phase 2 of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Avraham Avraham and Alina Avraham, husband and wife by Warranty Deed from Anne Marie Byrne, unmarried recorded on August 19, 2015 in 20150819-0083416 in the Register's Office of Davidson County, TN.

Parcel ID No: 172030B01100CO

For information purposes only: 5313 Windypine Drive, Nashville, TN 37211

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

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)