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 #:
072113G00200CO
File Number: 2008-TN-104975
Consideration: $485,000.00

Karen Johnson Davidson County
Batch# 489814 DEEDWARR
10/06/2020 09:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,794.50
20201006-0115455

WARRANTY DEED

THIS WARRANTY DEED, executed this 5th day of October, 2020,

by and between the grantor, **NSP Properties LLC, a Tennessee limited liability company**

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 **Four Hundred Eighty Five Thousand Dollars and No Cents ($485,000.00)**

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: 2633B Pennington Avenue, Nashville, TN 37216

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.

NSP Properties, LLC,
a Tennessee limited liability company

By: Meghan Stowe
Meghan Stowe
Its: Member

State of Texas)
ss
County of Dallas)

On this 5th day of October, 2020 before me personally appeared NSP Properties LLC, a Tennessee limited liability company, by Meghan Stowe, its Member, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that NSP Properties LLC, a Tennessee limited liability company, by Meghan Stowe, its Member executed the same as their free act and deed.

NOTARY PUBLIC STATE OF TEXAS
Janet J Melton
ID NUMBER
1010431-7
COMMISSION EXPIRES
November 21, 2022

Janet J Melton
Notary Public

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 $485,000 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 5th, of October,
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 83, on the Plan of W.J. Myers Subdivision of Lots 5, 8, 9 and part of Lot No. 12, in Maxey's Addition to Brownsville of record in Plat Book 332, Page 66, 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 NSP Properties, LLC, a Tennessee limited liability company by Warranty Deed from Erin Lux Davis, married recorded on August 1, 2016 in 20160801-0078730 in the Register's Office of Davidson County, TN.

Parcel ID No: 072113G00200CO

For information purposes only: 2633B Pennington Avenue, Nashville, TN 37216

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)