Karen Johnson Davidson County
Batch# 490694 DEEDWARR
10/06/2020 04:06:30 PM 5 pgs
Fees: $28.00 Taxes: $888.00
20201006-0115996

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 #:
052-12-0A-017.00-CO
File Number: 2009-TN-105880
Consideration: $240,000.00

WARRANTY DEED

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

by and between the grantor, **Jacob A. Lynn, a single man**

and the grantee, **SPH Property Two, 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 Forty Thousand Dollars and No Cents ($240,000.00)**

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: 2112 Candlebrook Court, 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.

Jacob A. Lynn

Jacob A. Lynn

State of Texas)
ss
County of Tarrant)

On this 5th day of October, 2020 before me personally appeared Jacob A. Lynn, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Jacob A. Lynn executed the same as their free act and deed.

Andrea Ann Guadiana

Notary Public

ANDREA ANN GUADIANA
ID NUMBER 125045459
COMMISSION EXPIRES JANUARY 31, 2023

Andrea Ann Guadiana

Printed Name

My commission expires: 01/31/2023

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 $240,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Two, 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 No. 17 on the Plan of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to Jacob A. Lynn by Warranty Deed from William L. Troupe and Angel Troupe recorded on January 23, 2012 in 20120123-0006330 in the Register's Office of Davidson County, TN.

Parcel ID No: 052-12-0A-017.00-CO

For information purposes only: 2112 Candlebrook Court, Madison, TN 37115

Mail Tax Statements to:
SPH Property Two, LLC, a Delaware limited liability company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:
SPH Property Two, 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)