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

Karen Johnson Davidson County
Batch# 498406 DEEDWARR
10/19/2020 11:55:30 AM 5 pgs
Fees: $28.00 Taxes: $905.76
20201019-0121424

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

Property Appraiser's Parcel ID #:
086100B12300CO
File Number: 2009-TN-106010
Consideration: $244,800.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 16th day of October, 2020,

by and between the grantor, **Joan M. Mitchell, an unmarried person**

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 **Two Hundred Forty Four Thousand Eight Hundred Dollars and No Cents ($244,800.00)**

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: 123 Noel Cove Circle, Hermitage, TN 37076

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.

Joan M. Mitchell

Joan M. Mitchell

State of Texas)
ss
County of Dallas)

On this 16th day of October, 2020 before me personally appeared Joan M. Mitchell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Joan M. Mitchell executed the same as their free act and deed.

Radhames Miguel Villafana

Notary Public

Radhames Miguel Villafana
ID NUMBER
129133454
COMMISSION EXPIRES
September 20, 2024

Radhames Miguel Villafana

Printed Name

My commission expires: 09/20/2024

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 $ 244,800 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 16th, 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 Unit No. 123 on the Plan of Noel Cove Townhomes, as shown in the Master Deed of records in Instrument No. 20030924-0141428, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Joan M Mitchell, unmarried by Warranty Deed from Regiment Builders, LLC, a Tennessee limited liability company recorded on April 20, 2006 in 2006042-0045573 in the Register's Office of Davidson County, TN.

Parcel ID No: 086100B12300CO

For information purposes only: 123 Noel Cove Circle, Hermitage, TN 37076

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)