Karen Johnson Davidson County
Batch# 506197 DEEDWARR
10/30/2020 03:22:30 PM 5 pgs
Fees: $28.00 Taxes: $768.86
20201030-0127228

Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
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 #:
072101A07400CO
File Number: 2010-TN-106643
Consideration: $207,800.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 28 day of October, 2020,

by and between the grantor, **Toks Olubukola Sokoya, a single man**

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 Seven Thousand Eight Hundred Dollars and No Cents ($207,800.00)**

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: 1118 Litton Ave, Apt 106, 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.

Toks Olubukola Sokoya

Toks Olubukola Sokoya

State of Florida)
ss
County of Orange)

On this 28 day of October, 2020 before me personally appeared Toks Olubukola Sokoya, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Toks Olubukola Sokoya executed the same as their free act and deed. Identified with TN Driver's License.

Notary Public

JD HEFFERIN
Notary Public - State of Florida
Commission # GG 343743
Expires on June 11, 2023

JD Hefferin
Printed Name

My commission expires: 06/11/2023

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 $ 207,800 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 28th, of October,
2020 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

Notary Public

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 situated in Davidson County, Tennessee, Unit A1006, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606 and Instrument No. 20161121-0122822, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Toks Olubukola Sokoya, a single man by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company recorded on April 5, 2017 in 20170405-0033566 in the Register's Office of Davidson County, TN.

Parcel ID No: 072101A07400CO

For information purposes only: 1118 Litton Ave, Apt 106, Nashville, TN 37216

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)