Karen Johnson Davidson County
Batch# 511278 DEEDWARR
11/09/2020 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $629.00
20201109-0131201

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 #:
075-11-0-176.00
File Number: 2007-TN-104364
Consideration: $170,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 20th day of October, 2020,

by and between the grantor, **Patrick A. Herring, an unmarried 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 **One Hundred Seventy Thousand Dollars and No Cents ($170,000.00)**

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: 1022 Rachels Square Drive, 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.

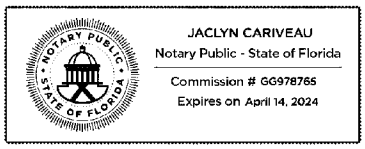
Patrick A. Herring

Patrick A. Herring

State of Florida)
ss
County of Saint Johns)

On this 20th day of October, 2020 before me personally appeared Patrick A. Herring, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Patrick A. Herring executed the same as their free act and deed.

Patrick A. Herring's identification was verified using a Tennessee driver license.



Jaclyn C.

Notary Public

Jaclyn Cariveau

Printed Name

My commission expires: 04/14/2024

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 $ 170,000 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: _____

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 20th of October, 2020 by Amy Downey, Authorized Signor , SPH Property Three, 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

Being Lot No. 98-A on the Plan of Colony Downs (formerly Zone Lot Division, Lots 80 thru 101 & Lots 103 thru 107, Rachel's Square - Sec. Two), of record in Plat Book 5200 at Pages 623 thru 625 and Plat Book 6050, Page 123 as amended in Book 6250, Page 538 thru 543 and amended to change the name to Colony Downs by amendment of record in Book 8030, Page 757, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Patrick A. Herring by Warranty Deed from Rebecca A. Javins recorded on August 5, 2003 in 20030805-0111031 in the Register's Office of Davidson County, TN.

Parcel ID No: 075-11-0-176.00

For information purposes only: 1022 Rachels Square Drive, 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)