Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 515702 DEEDWARR
11/13/2020 08:55:30 AM 5 pgs
Fees: $28.00 Taxes: $1,006.40
20201113-0133874

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

Property Appraiser's Parcel ID #:
174-01-0A-044.00-CO
File Number: 2008-TN-105002
Consideration: $272,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 12th day of November, 2020,

by and between the grantor, **Valerie M. Rhodes, a single 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 Seventy Two Thousand Dollars and No Cents ($272,000.00)**

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: 5612 Hickory Park Drive, Antioch, TN 37013

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.

Valerie M. Rhodes

Valerie M. Rhodes

State of Florida)
ss
County of Broward)

On this 12th day of November, 2020 before me personally appeared Valerie M. Rhodes, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Valerie M. Rhodes executed the same as their free act and deed.

Notary Public

Norman James Embree

Printed Name

My commission expires: 09/02/2022

NORMAN JAMES EMBREE
Notary Public - State of Florida
Commission # GG252975
Expires on September 2, 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 $ 272,000 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 12th, of November, 2020 by Amy Downey, Authorized Signor , SPH Property Three, 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

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being described as follows, to-wit:

BEING all of Lot No. Fifty Four (54) on the First Amendment Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
Being the same property conveyed to Valerie M. Rhodes by Quit Claim Deed from Ole South Properties, Inc. a Tennessee Corporation recorded on May 2, 2008 in 20080502-0044895 in the Register's Office of Davidson County, TN.

Parcel ID No: 174-01-0A-044.00-CO

For information purposes only: 5612 Hickory Park Drive, Antioch, TN 37013

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)