Karen Johnson Davidson County
Batch# 529584 DEEDWARR
12/10/2020 01:21:30 PM 5 pgs
Fees: $28.00 Taxes: $1,038.96
20201210-0144761

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 #:
150160A05000CO
File Number: 2010-TN-106897
Consideration: $280,800.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 2ND day of DECEMBER, 2020,

by and between the grantor, **Ruby D. Harrison, an unmarried person**

and the grantee, **SPH Property One, 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 Eighty Thousand Eight Hundred Dollars and No Cents ($280,800.00)**

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: 3209 Sailmist Point, 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.

Ruby D. Harrison

Ruby D. Harrison

State of Texas)
ss
County of Montgomery)

On this 2ND day of DECEMBER, 2020 before me personally appeared Ruby D. Harrison, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Ruby D. Harrison executed the same as their free act and deed.

NOTARY PUBLIC STATE OF TEXAS
ELIZABETH R CARRINGTON
ID NUMBER
126736576
COMMISSION EXPIRES
September 25, 2022

Elizabeth R Carrington

Notary Public

ELIZABETH R CARRINGTON

Printed Name

My commission expires: 09/25/2022

COMMISSION: 126736576

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 $ 280,800 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property One, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 2nd, of December,

2020 by Amy Downey, Authorized Signor , SPH Property One, 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

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 34, on the plan of Windhaven Shores, Section 2 of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to Ruby D. Harrison by Special Warranty Deed from Wells Fargo Bank, National Association, as Trustee for the Holders of First Franklin Mortgage Loan Trust 2004-FF8, Mortgage Pass-Through Certificates, Series 2004-FF8 recorded on January 12, 2012 in 20120112-0003227 in the Register's Office of Davidson County, TN.

Parcel ID No: 150160A05000CO

For information purposes only: 3209 Sailmist Point, Antioch, TN 37013

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

New Owner's Address:
5PH Property One, LLC, a Delaware limited liability company
4343 N Scottsdale Rd, Ste 390
5cottsdale, 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)