Karen Johnson Davidson County
Batch# 532798 DEEDWARR
12/14/2020 11:40:30 AM 5 pgs
Fees: $28.00 Taxes: $1,011.21
20201214-0146733

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 #:
071-01-0A-021.00-CO
File Number: 2011-TN-107969
Consideration: $273,300.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 4th day of December, 2020,

by and between the grantor, **Anna Marie Wise, an unmarried woman**

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 Three Thousand Three Hundred Dollars and No Cents ($273,300.00)**

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: 483 Monticello Street, Nashville, TN 37207

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.

Anna Marie Wise

Anna Marie Wise

State of Tennessee)
ss
County of Williamson)

On this 7th day of December, 2020 before me personally appeared Anna Marie Wise, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Anna Marie Wise executed the same as their free act and deed.

James Chandler Thompson

Notary Public

James Chandler Thompson

Printed Name

My commission expires: November 24, 2022

JAMES CHANDLER THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
EXP 11 24 2022
WILLIAMSON COUNTY

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 $ 273,300 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 7th, of December, 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 Number 21 as shown on the Plat for Phase I of The Woods of Monticello of record in Instrument Number 20091216-0114519, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Anna Marie Wise, an unmarried woman by Warranty Deed from Woodbine Community Organization (WCO), Inc recorded on April 7, 2014 in 20140407-0028706 in the Register's Office of Davidson County, TN.

Parcel ID No: 071-01-0A-021.00-CO

For information purposes only: 483 Monticello Street, Nashville, TN 37207

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)