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

Karen Johnson Davidson County
Batch# 537209 DEEDWARR
12/17/2020 01:54:30 PM 5 pgs
Fees: $28.00 Taxes: $878.75
20201217-0149609

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

Property Appraiser's Parcel ID #:
086-08-0-005.00
File Number: 2010-TN-107060
Consideration: $237,500.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 14 day of Dec, 2020,

by and between the grantor, **John M. Esslinger and Jane E. Esslinger, husband and wife**

and the grantee, **SPH Property Two, 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 Thirty Seven Thousand Five Hundred Dollars and No Cents ($237,500.00)**

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: 404 Autumn Knoll Court, 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.

John M. Esslinger

John M. Esslinger

Jane E. Esslinger

Jane E. Esslinger

State of TN)

ss

County of Davidson)

On this 14 day of Dec, 2020 before me personally appeared John M. Esslinger and Jane E. Esslinger, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that John M. Esslinger and Jane E. Esslinger executed the same as their free act and deed.

Notary Public

Derek Truel

Printed Name

My commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON 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 $ 237,500 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Two, LLC,
a Delaware limited liability company

By: _____

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 14th, of December, 2020 by Amy Downey, Authorized Signor , SPH Property Two, 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 in Davidson County, Tennessee, being Lot No. 159 on the Plan of Jackson's Retreat, Phase III of record in Book 5200, Page 517 and 518, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to John M. Esslinger and wife, Jane E. Esslinger by Warranty Deed from Robert Lee Jones and wife, Lucille Jones recorded on August 3, 1989 in Book: 7906 and Page: 307 in the Register's Office of Davidson County, TN.

Parcel ID No: 086-08-0-005.00

For information purposes only: 404 Autumn Knoll Court, Hermitage, TN 37076

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

New Owner's Address:
SPH Property Two, 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)