Karen Johnson Davidson County
Batch# 539406 DEEDWARR
12/21/2020 12:34:30 PM 5 pgs
Fees: $28.00 Taxes: $1,138.49
20201221-0151154

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 #:
034-07-0A-163.00-CO
File Number: 2011-TN-107946
Consideration: $307,700.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 15th day of December, 2020,

by and between the grantor, **Kakali Dutta and Uday C. Dutta, wife and husband**

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 **Three Hundred Seven Thousand Seven Hundred Dollars and No Cents ($307,700.00)**

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: 2026 Spring Branch Drive, Madison, TN 37115

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.

Kakali Dutta

Kakali Dutta

Uday Chand Dutta

Uday C. Dutta

State of Florida)
ss
County of Palm Beach)

On this 15th day of December, 2020 before me personally appeared Kakali Dutta and Uday C. Dutta, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Kakali Dutta and Uday C. Dutta executed the same as their free act and deed.

SCOTT B. SMITH
Notary Public - State of Florida
Commission # GG 974168
Expires on March 30, 2024

Scott B. Smith

Notary Public

Scott B. Smith

Printed Name

My commission expires: 03/30/2024

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 $ 307,700 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 15th, 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

Land in Davidson County, Tennessee, being Lot No. 17 on the Final Subdivision Plat of Harbor Village, Phase Ill, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Uday C. Dutta and wife, Kakali Dutta by Warranty Deed from Westview Homes, LLC recorded on August 4, 2009 in 20090804-0072929 in the Register's Office of Davidson County, TN.

Parcel ID No: 034-07-0A-163.00-CO

For information purposes only: 2026 Spring Branch Drive, Madison, TN 37115

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:
SPH Property One, 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)