Karen Johnson Davidson County
Batch# 552137 DEEDWARR
01/12/2021 08:42:30 AM 5 pgs
Fees: $28.00 Taxes: $1,248.38
20210112-0005000

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 #:
098-05-0-036.00
File Number: 2012-TN-108770
Consideration: $337,400.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 9 day of January, 2021,

by and between the grantor, **Juanita L. Watkins and Ronald K. Watkins, wife and husband**

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 **Three Hundred Thirty Seven Thousand Four Hundred Dollars and No Cents ($337,400.00)**

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: 5940 New Hope 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.

Juanita L. Watkins

Juanita L. Watkins

Ronald K. Watkins

Ronald K. Watkins

State of Florida)

ss

County of Orange)

On this 9 day of January, 2021 before me personally appeared Juanita L. Watkins and Ronald K. Watkins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Juanita L. Watkins and Ronald K. Watkins executed the same as their free act and deed. Identified with TN Driver's License.

JD Hefferin

Notary Public

JD Hefferin

Printed Name

My commission expires: 06/11/2023

JD HEFFERIN
Notary Public - State of Florida
Commission # GG 343743
Expires on June 11, 2023

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 $ 337,400.00 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 9, of January, 2021 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

Land in Davidson County, Tennessee, being Lot No. 154, on the Plan of Lake Park Subdivision, Section 5, of record in Book 4660, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Juanita L. Watkins and Ronald K. Watkins, wife and husband by Warranty Deed from Eric A. Mims, married recorded on May 24, 2013 in 20130524-0052994 in the Register's Office of Davidson County, TN.

Parcel ID No: 098-05-0-036.00

For information purposes only: 5940 New Hope Court, Hermitage, TN 37076

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)