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

Karen Johnson Davidson County
Batch# 554698 DEEDWARR
01/14/2021 03:18:30 PM 5 pgs
Fees: $28.00 Taxes: $880.60
20210114-0006714

Property Appraiser's Parcel ID #:
063-02-0-061.00
File Number: 2012-TN-108613
Consideration: $238,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 13 day of January, 2021,

by and between the grantor, **Amanda P. Thomas and Dustin R. Thomas, 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 **Two Hundred Thirty Eight Thousand Dollars and No Cents ($238,000.00)**

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: 1435 Mohawk Trail, 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.

Amanda P. Thomas

Dustin R. Thomas

State of TN)
ss
County of Davidson)

On this 13 day of January, 2021 before me personally appeared Amanda P. Thomas and Dustin R. Thomas, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Amanda P. Thomas and Dustin R. Thomas executed the same as their free act and deed.

Notary Public

Derek Truelove

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 $ 238,000.00 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 13th, 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, Tennesse, being Lot no. 51 on the plan of Nawakwa Hils, Powwow Addition, section 2, as shown by Plat of record in Plat book 974, Page 10 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete description
Being the same property conveyed to Dustin R. Thomas and Amanda P. Thomas, husband and wife by Warranty Deed from Nina Vanessa Westmoreland-Butts, married
recorded on March 9, 2010 in 20100309-0018017 in the Register's Office of Davidson County, TN.

Parcel ID No: 063-02-0-061.00

For information purposes only: 1435 Mohawk Trail, Madison, TN 37115

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)