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

Karen Johnson Davidson County
Batch# 561541 DEEDWARR
01/26/2021 01:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,764.90
20210126-0011537

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

Property Appraiser's Parcel ID #:
104-02-3Q-002
File Number: 2012-TN-108720
Consideration: $477,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 20 day of January, 2021,

by and between the grantor, **SPH Property One, LLC, A Delaware Limited Liability Company**

and the grantee, **Loren L. Legaspi, an unmarried woman and Neil Legaspi, a married man** whose address is: 3208 Long Blvd, # C, Nashville, TN 37203

WITNESSETH: that for the sum of **Four Hundred Seventy Seven Thousand Dollars and No Cents ($477,000.00)**

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: 3208 Long Blvd, # C, Nashville, TN 37203

And the grantor will WARRANT the title against all persons whomsoever.

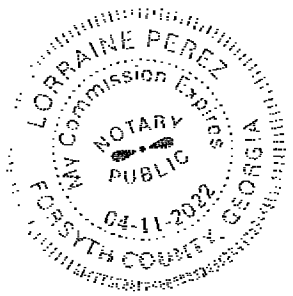
IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

SPH Property One, LLC,
a Delaware limited liability company
By: SPH Holdco, LLC
Its: Managing Member

By: _____
Name: Shrieka Smyth
Its: Authorized Agent

State of Georgia)
ss
County of Forsyth)

On this 29 day of January, 2021 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Shrieka Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained and who further acknowledged that they are Shrieka Smith of SPH Property One, LLC and that they are authorized by SPH Property One, LLC to execute this instrument on its behalf.



_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

Exhibit A
Legal Description

A certain townhome located in Davidson County, Tennessee, being Unit No. 2 of 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), of record in Instrument Number 20180628-0062581, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration
Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Clarence Brewer and Tamberly Brewer, husband and wife recorded on December 8, 2020 in 20201208-0142188 in the Register's Office of Davidson County, TN.

Parcel ID No: 104-02-3Q-002

For information purposes only: 3208 Long Blvd, # C, Nashville, TN 37203

Mail Tax Statements to:
3208 Long Blvd, # C
Nashville, TN 37203

New Owner's Address:
3208 Long Blvd, # C
Nashville, TN 37203

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $477,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

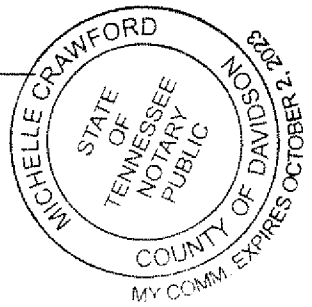
Print Name

This instrument was acknowledged before me on this day 25, of January, 2021 by Megan Millsap.

Notary Public

Michelle Crawford
Printed Name

Commission expires: 10/2/2023



True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

