Karen Johnson Davidson County
Batch# 563427 DEEDWARR
01/28/2021 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.74
20210128-0012613

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 #:
14701005900
File Number: 2101-TN-109864
Consideration: $350,200.00

WARRANTY DEED

THIS WARRANTY DEED, executed this _____ day of 01/22/2021, 2021,

by and between the grantor, **Estate of George Walker Beard, by Joseph Edward Davis Beard, Executor**

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 Fifty Thousand Two Hundred Dollars and No Cents ($350,200.00)**

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: 658 Harding Place, Nashville, TN 37211

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

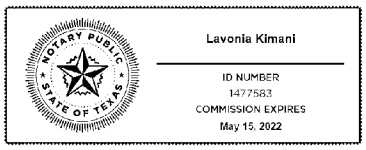
IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Estate of George Walker Beard

By: Joseph Edward Davis Beard
Joseph Edward Davis Beard, Executor

State of Texas)
ss
County of Fort Bend)

On this _____day of 01/22/2021, 2021 before me personally appeared Estate of George Walker Beard, by Joseph Edward Davis Beard, Executor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Estate of George Walker Beard, by Joseph Edward Davis Beard, Executor executed the same as their free act and deed.



Lavonia Kimani
Notary Public

Lavonia Kimani
Printed Name

My commission expires: 05/15/2022

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 $ 350,200.00 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: _____

Name: Amy Downey

Its: Authorized Signatory

This instrument was acknowledged before me on this day 22nd, of January, 2021 by Amy Downey, Authorized Signor , SPH Property One, 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

BEING Lot No. 478 on the Plan of Caldwell Hall, Sections VI, as of record in Book 2900, Page 148, Register's Office for Davidson County, TN

Said Lot No. 478 fronts on the north side of Harding Place, runs back 195.3 feet on the west line and 205.2 feet on the east line, to a deed line in the rear on which it measures 80.7 feet.
Being the same property conveyed to George Walker Beard, unmarried by Quit Claim Deed from Sherry Lea Lawrence recorded on December 19, 2017 in 20171219-0129234 in the Register's Office of Davidson County, TN.

Parcel ID No: 14701005900

For information purposes only: 658 Harding Place, Nashville, TN 37211

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:
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)