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

Karen Johnson Davidson County
Batch# 565586 DEEDWARR
02/01/2021 01:58:30 PM 7 pgs
Fees: $38.00 Taxes: $970.14
20210201-0014340

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

Property Appraiser's Parcel ID #:
135-16-0A-029.00-CO
File Number: 2012-TN-108319
Consideration: $262,200.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 29th day of January 2021, 2021,

by and between the grantor, **Andrew C. Royer and Amy Royer, husband and wife and Richard T. Royer, a married man**

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 **Two Hundred Sixty Two Thousand Two Hundred Dollars and No Cents ($262,200.00)**

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: 2405 Ravine Drive, Nashville, TN 37217

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.

Andrew C. Royer

Amy Royer

Amy Royer

Richard T. Royer

State of Florida)
ss
County of Citrus)

On this 29th day of January, 2021 before me personally appeared Amy Royer, a[illegible]er, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that [illegible], Amy Royer, executed the same as their free act and deed.

PATRICIA B. FRADETTE
Notary Public - State of Florida
Commission # GG910194
Expires on December 28, 2023

Patricia B. Fradette

Notary Public

Patricia B. Fradette
Printed Name

My commission expires: 12/28/2023

Notarized online using audio-video communication

Online Notary

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.

Andrew C. Royer

Andrew C. Royer

Amy Royer

Richard T. Royer

State of Florida)
ss
County of Palm Beach)

On this 29th day of January, 2021 before me personally appeared Andrew C. Royer, Amy Royer, and Richard T. Royer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Andrew C. Royer, Amy Royer, and Richard T. Royer 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

presented driver_license

Notarized online using audio-video communication

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.

_____

Andrew C. Royer

_____

Amy Royer

Richard T. Royer 01/29/2021

Richard T. Royer

State of Florida)

ss

County of Saint Johns)

On this 29th day of January, 2021 before me personally appeared Andrew C. Royer, Amy Royer, and Richard T. Royer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Andrew C. Royer, Amy Royer, and Richard T. Royer executed the same as their free act and deed.

JC JC JC

Richard T. Royer's identification was verified using a Tennessee driver license.

JACLYN CARIVEAU
Notary Public - State of Florida
Commission # GG978765
Expires on April 14, 2024

Jaclyn C.

Notary Public

Jaclyn Cariveau

Printed Name

My commission expires: 04/14/2024

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 $ 262,200.00 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: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 29th, of January,

2021 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

Kelli Jackson
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. 45, Nashboro Village, Subdivision of Tracts 8, 9, and 10, as shown by plat of record in Plat Book 5200, Page 187, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Andrew C. Royer and Richard T. Royer by Warranty Deed from Eric D. Smith and wife, Lauren Smith recorded on September 30, 2014 in 20140930-0089937 in the Register's Office of Davidson County, TN.

Parcel ID No: 135-16-0A-029.00-CO

For information purposes only: 2405 Ravine Drive, Nashville, TN 37217

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)