Karen Johnson Davidson County
Batch# 565985 DEEDWARR
02/02/2021 10:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,027.49
20210202-0014852

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 #:
161150B05100CO
File Number: 2012-TN-109526
Consideration: $277,700.00

WARRANTY DEED

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

by and between the grantor, **Dylan Thomas Spriggs, a single man**

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 Seventy Seven Thousand Seven Hundred Dollars and No Cents ($277,700.00)**

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: 3700 Lausanne Drive, 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.

Dylan Thomas Spriggs

Dylan Thomas Spriggs

State of Virginia)
ss
County of Chesapeake City)

On this 29th day of January, 2021 before me personally appeared Dylan Thomas Spriggs, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Dylan Thomas Spriggs executed the same as their free act and deed.

Joyce Sutton

Notary Public

Joyce Sutton

Printed Name

My commission expires: 08/31/2021

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

JOYCE SUTTON

REGISTRATION NUMBER
7549392
COMMISSION EXPIRES
AUGUST 31, 2021

Electronic Notary Public

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 $ 277,700.00 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 29, of January,
2021 by Amy Downey, Authorized Signor , SPH Property Three, 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

Land in Davidson County, Tennessee, being Unit No. 214 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.
Being the same property conveyed to Dylan Thomas Spriggs, a single man by Warranty Deed from Cobalt Properties I, LLC recorded on August 19, 2019 in 20190819-0083052 in the Register's Office of Davidson County, TN.

Parcel ID No: 161150B05100CO

For information purposes only: 3700 Lausanne Drive, Nashville, TN 37211

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)