Karen Johnson Davidson County
Batch# 566235 DEEDWARR
02/02/2021 03:34:30 PM 5 pgs
Fees: $28.00 Taxes: $1,107.78
20210202-0015141

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 #:
164-08-0C-053.00-CO
File Number: 2012-TN-109019
Consideration: $299,400.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 1st day of February, 2021,

by and between the grantor, **Jennifer Ann Young, an unmarried woman**

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 Ninety Nine Thousand Four Hundred Dollars and No Cents ($299,400.00)**

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: 621 Southbeach Cv, Antioch, TN 37013

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.

Jennifer Ann Young

Jennifer Ann Young

State of Florida)
ss
County of Manatee)

On this 1st day of February, 2021 before me personally appeared Jennifer Ann Young, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Jennifer Ann Young executed the same as their free act and deed.

Appeared via A/V Technology presenting DL as identification

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Sherri Joy Small

Notary Public

Sherri Joy Small

Printed Name

My commission expires: 04/23/2024

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 $ 299,400.00 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 1st, of February, 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, Tennessee, being Lot No. 69 on the Plan of Hamilton Chase Subdivision, Section 2, of record in Instrument Number 20060807-0096557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Jennifer Ann Young, an unmarried woman by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation recorded on November 29, 2016 in 20161129-0125259 in the Register's Office of Davidson County, TN.

Parcel ID No: 164-08-0C-053.00-CO

For information purposes only: 621 Southbeach Cv, Antioch, TN 37013

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)