Karen Johnson Davidson County
Batch# 568797 DEEDWARR
02/05/2021 08:14:30 AM 5 pgs
Fees: $28.00 Taxes: $1,307.58
20210205-0016598

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 #:
09704001600
File Number: 2101-TN-109854
Consideration: $353,400.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 3 day of February, 2021,

by and between the grantor, **Howard K. Caplenor Jr. and Jane P. Caplenor, husband and wife**

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 Three Thousand Four Hundred Dollars and No Cents ($353,400.00)**

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: 4061 Port Cleburne Lane, Hermitage, TN 37076

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.

Howard K. Caplenor Jr.

Howard K. Caplenor Jr.

Jane P. Caplenor

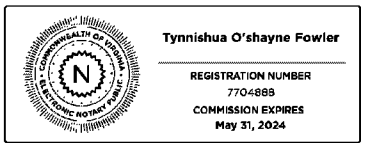
Jane P. Caplenor

State of Virginia)

ss

County of Henry)

On this 3 day of February, 2021 before me personally appeared Howard K. Caplenor Jr. and Jane P. Caplenor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Howard K. Caplenor Jr. and Jane P. Caplenor executed the same as their free act and deed.



Notarized online using audio-video communication

Tynnishua O'shayne Fowler

Notary Public

Tynnishua O'shayne Fowler

Printed Name

My commission expires: 05/31/2024

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 $353,400.00 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 3rd, of February,

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, being Lot No. 45 on the Plan of Lake Park, Section 1, which is of record in Book 4175, page 135, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Howard K. Caplenor, Jr. and wife, Jane P. Caplenor by Installment Deed from Jerry W. Craighead and wife, Wanda W. Craighead recorded on March 1, 1983 in Book: 6013 and Page: 190 in the Register's Office of Davidson County, TN.

Parcel ID No: 09704001600

For information purposes only: 4061 Port Cleburne Lane, Hermitage, TN 37076

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)