Karen Johnson Davidson County
Batch# 569446 DEEDWARR
02/05/2021 11:38:30 AM 5 pgs
Fees: $28.00 Taxes: $991.97
20210205-0016998

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 #:
188-10-0C-150.00-CO
File Number: 2101-TN-109823
Consideration: $268,100.00

**WARRANTY DEED**

THIS WARRANTY DEED, executed this 4th day of February 2021, 2021,

by and between the grantor, **Alexander S. Roberts and Stephanie Murillo Roberts, 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 **Two Hundred Sixty Eight Thousand One Hundred Dollars and No Cents ($268,100.00)**

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: 1527 Winding Creek Drive, Nolensville, TN 37135

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.

Alexander S. Roberts

Alexander S. Roberts

Stephanie Murillo Roberts

Stephanie Murillo Roberts

State of Florida )
ss
County of Citrus )

On this 4th day of February 2021, 2021 before me personally appeared Alexander S. Roberts and Stephanie Murillo Roberts, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Alexander S. Roberts and Stephanie Murillo Roberts 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

**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 $ 268,100.00 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 4th, of February,
2021 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

K 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. 150, as shown on the map entitled Carothers Crossing, Phase 3, Section 1, of record in Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Alexander S. Roberts, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company recorded on March 8, 2018 in 20180308-0021732 in the Register's Office of Davidson County, TN.

Parcel ID No: 188-10-0C-150.00-CO

**For information purposes only:** 1527 Winding Creek Drive, Nolensville, TN 37135

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)