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

Karen Johnson Davidson County
Batch# 575001 DEEDWARR
02/22/2021 01:51:30 PM 5 pgs
Fees: $28.00 Taxes: $569.06
20210222-0021177

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

Property Appraiser's Parcel ID #:
051100B07000CO
File Number: 2102-TN-110967
Consideration: $153,800.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 16th day of February, 2021,

by and between the grantor, **Synergy Investing, LLC, a Georgia Limited Liability Company**

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 **One Hundred Fifty Three Thousand Eight Hundred Dollars and No Cents ($153,800.00)**

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: 227 Ellington Place, Madison, TN 37115

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.

Synergy Investing, LLC, a Georgia Limited Liability Company

By: Jeffrey Johnson CEO
Name: Jeffrey Johnson
Its: Member

State of Florida)
ss
County of Leon)

On this 16 day of February, 2021 before me personally appeared Synergy Investing, LLC, a Georgia Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Synergy Investing, LLC, a Georgia Limited Liability Company executed the same as their free act and deed.

Provided a GA Drivers License as proof of ID.

KIMBERLY B BELLAMY
Notary Public - State of Florida
Commission # GG962525
Expires on February 26, 2024

Kimberly B Bellamy
Notary Public

Kimberly B Bellamy
Printed Name

My commission expires: 02/26/2024

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 $153,800.00 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: A Downey

Name: Amy Downey

Its: Authorized Signatory

This instrument was acknowledged before me on this day 16, of February, 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. 227, on the Plan of Ellington Place Condominiums of the Master Deed of record in Book 6984, Page 84, Register's Office for said county, to which reference is here made for a more particular description, and being part of land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Synergy Investing, LLC, a Georgia Limited Liability Company by Warranty Deed from Freddie Lytle recorded on December 23, 2020 in 20201223-0153132 in the Register's Office of Davidson County, TN.

Parcel ID No: 051100B07000CO

For information purposes only: 227 Ellington Place, Madison, TN 37115

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:
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)