Karen Johnson Davidson County
Batch# 575644 DEEDWARR
02/23/2021 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $1,290.56
20210223-0021955

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 #:
07512002900
File Number: 2101-TN-109899
Consideration: $348,800.00

WARRANTY DEED

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

by and between the grantor, **John S. Jastrow and Christine A. Jastrow, husband and wife**

and the grantee, **SPH Property Two, 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 Forty Eight Thousand Eight Hundred Dollars and No Cents ($348,800.00)**

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: 616 Belgium Drive, 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.

John S. Jastrow Date: 02/16/2021

John S. Jastrow

Christine A. Jastrow Date: 02/16/2021

Christine A Jastrow

State of Nevada)
ss
County of Clark)

On this 16th day of February, 2021 before me personally appeared John S. Jastrow and Christine A. Jastrow, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that John S. Jastrow and Christine A. Jastrow executed the same as their free act and deed.

Steven Lawrence Sr
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-3542-1
Expires October 3, 2024

Notary Public

Steven Lawrence Sr

Printed Name

My commission expires: 10/03/2024

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 $ 348,800.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Two, 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 One, 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. 359. on the Plan of Highlands of Tulip Grove. Section 3, as of record in Book 4675. page 140. Register's Office for Davidson County. Tennessee. to which reference is hereby made for a more complete description.
Being the same property conveyed to John S. Jastrow and wife, Christine A. Jastrow by Confirmatory Quit Claim Deed from Henry Jansen and wife, Barbara Jansen recorded on February 2, 1999 in Book: 11322 and Page: 80 in the Register's Office of Davidson County, TN.

Parcel ID No: 07512002900

For information purposes only: 616 Belgium Drive, Hermitage, TN 37076

Mail Tax Statements to:
SPH Property Two, LLC, a Delaware limited liability company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address: **SPH Property Two, 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)