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

Karen Johnson Davidson County
Batch# 580704 DEEDWARR
03/01/2021 12:18:30 PM 5 pgs
Fees: $28.00 Taxes: $765.53
20210301-0025489

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

Property Appraiser's Parcel ID #:
149110A08400CO
File Number: 2101-TN-109549
Consideration: $206,900.00

WARRANTY DEED

THIS WARRANTY DEED, executed this **24** day of **February**, 2021,

by and between the grantor, **Jolonda Walden Lawrence, an unmarried person**

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 Six Thousand Nine Hundred Dollars and No Cents ($206,900.00)**

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: 1408 Rice Hill Circle, Antioch, TN 37013

And the grantor will WARRANT the title against all persons whomsoever.

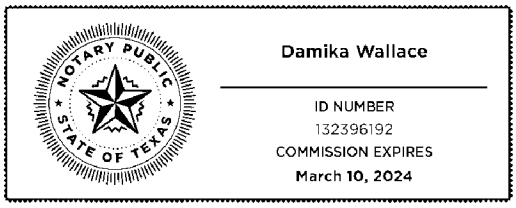
IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

✔ Jolonda Walden Lawrence 02/24/2021

Jolonda Walden Lawrence

State of Texas)
ss
County of Tarrant)

On this 24th day of February, 2021 before me personally appeared Jolonda Walden Lawrence, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Jolonda Walden Lawrence executed the same as their free act and deed.



Notary Public

Damika Wallace

Printed Name

My commission expires: 03/10/2024

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 $ 206,900.00 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 24, of February, 2020 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. 84, Phase 3, Rice Hill of record in Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.
Being the same property conveyed to Jolonda Walden Lawrence, unmarried by Warranty Deed from David Wilson and Barbara Wilson recorded on August 4, 2006 in 20060804-0095805 in the Register's Office of Davidson County, TN.

Parcel ID No: 149110A08400CO

For information purposes only: 1408 Rice Hill Circle, 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)