Karen Johnson Davidson County
Batch# 581270 DEEDWARR
03/02/2021 10:01:30 AM 6 pgs
Fees: $33.00 Taxes: $1,196.95
20210302-0026224

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 #:
08110017200
File Number: 2102-TN-111235
Consideration: $323,500.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 26 day of February, 2021,

by and between the grantor, **Megan Sumner, an unmarried woman and Lynn A Sumner, an unmarried man**

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 **Three Hundred Twenty Three Thousand Five Hundred Dollars and No Cents ($323,500.00)**

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: 1738 25th Ave N , Nashville, TN 37208

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.

Megan Sumner

Megan Sumner

Lynn A Sumner

State of Nevada)
ss
County of Clark)

On this 25 day of February, 2021 before me personally appeared Megan Sumner ~~and Lynn A Sumner~~, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Megan Sumner ~~and Lynn A Sumner~~ 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

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.

Megan Sumner

Lynn A Sumner

Lynn A Sumner

State of Texas)
ss
County of COLLIN)

On this 26th day of February, 2021 before me personally appeared ~~Megan Sumner and~~ Lynn A Sumner, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that ~~Megan Sumner and~~ Lynn A Sumner executed the same as their free act and deed.

Notary Public

Tori Thompson

Printed Name

My commission expires: 12/03/2023

Notarized online using audio-video communication

TORI THOMPSON

ID NUMBER
132270754
COMMISSION EXPIRES
DECEMBER 3, 2023

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 $ 323,500.00 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 26, 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 Lot(s) 116 , as shown on the map entitled Map of Cobbs Subdivision of Lot No. 6 of Subd of Hardings Bosley Tract, of record in Plat Book 161, page 155, 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 Lynn A Sumner, an unmarried man and Megan Sumner, an unamarried woman, as joint tenants with right of survivorship by Corrective Deed from Matthew James Vrba and James John Vrba recorded on September 17, 2018 in 201809170091644 in the Register's Office of Davidson County, TN.

Parcel ID No: 08110017200

For information purposes only: 1738 25th Ave N , Nashville, TN 37208

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)