Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE, 10th Fl.
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 #:
073-13-0-169.00
File Number: 2005-TN-103618
Consideration: $370,000.00

Karen Johnson Davidson County
Batch# 419007 DEEDWARRSP
06/18/2020 11:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20200618-0064108

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 8 day of June, 2020,

by and between the grantor, **SPH Property Three, LLC, A Delaware Limited Liability Company**

and the grantee, **Brian Gammenthaler, an unmarried person ,** whose address is: 79 S Player Crest Circle, The Woodlands, TX 77382

WITNESSETH: that for the sum of **Three Hundred Seventy Thousand Dollars and No Cents ($370,000.00)**

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: 1813 Rosebank Avenue, Nashville, TN 37216

THIS CONVEYANCE is made subject to covenants, conditions, restrictions, reservations, limitations, easements, rights-of-way, encumbrances, liens, liabilities, and other matters as may appear of record, if any; current taxes and assessments; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, all matters that would be disclosed by an accurate ATLA/ACSM survey or physical inspection of the property.

AND THE GRANTOR COVENANTS that he is seized and possessed of this land, and has a right to convey it, and warrants the title against all persons claiming under him.

THIS CONVEYANCE is made subject to:

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.

SPH Property Three, LLC,
a Delaware limited liability company

By: _____
Name: Shrie Smith
Its: Authorized Signatory

State of ~~Tennessee~~ Georgia)
ss
County of ~~Davidson~~ Barrow)

On this 8 day of June, 2020 before me personally appeared* SPH Property Three, LLC, A Delaware Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that* ~~Brian Gammenthaler~~ executed the same as their free act and deed.

*SPH Property Three, LLC, a limited liability company.

*Shrieka Smith, Authorized Signor.

KATRINA D HARLAN
NOTARY PUBLIC
BARROW COUNTY, GA
MY COMMISSION EXPIRES
JUNE 20 2023

_____
Notary Public

Katrina Harlan
Printed Name

My commission expires: 6/20/2023

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Brian Gammenthaler

State of Florida County of Broward
This instrument was acknowledged before me on this day 12, of June,

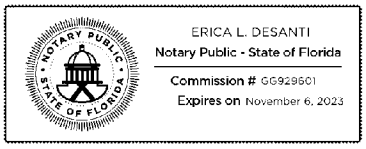
2020 by Brian Gammenthaler, who produced a Texas Driver License as identification.

Notary Public

Erica L. DeSanti

Printed Name

Commission expires: 11/06/2023



Notarized online using audio-video communication

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No.7 on the plan of Henderson Gardens, section 1, as of record in Book 2900, Page 75, Register's office for Davidson County, Tennessee. Said Lot 7 fronts 88 feet on the Southerly margin of Rosebank Avenue and runs back between lines Measuring 142 feet on the easterly side and 157.5 feet on the westerly side to a dead line in the rear on which it Measures 62.0 feet.
Being the same property conveyed to SPH Property Three, LLC, a Delaware limited liability company by Warranty Deed from Charles A. Graves, an unmarried man recorded on March 31, 2020 in 20200331-0034372 in the Register's Office of Davidson County, TN.

Parcel ID No: 073-13-0-169.00

For information purposes only: 1813 Rosebank Avenue, Nashville, TN 37216

Mail Tax Statements to:
79 S Player Crest Circle
The Woodlands, TX 77382

New Owner's Address:
79 S Player Crest Circle
The Woodlands, TX 77382

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)