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

Karen Johnson Davidson County
Batch# 605783 DEEDWARRSP
04/01/2021 03:18:30 PM 5 pgs
Fees: $28.00 Taxes: $1,576.20
20210401-0043464

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

Property Appraiser's Parcel ID #:
172-03-0B-011.00-CO
File Number: 2102-TN-111451
Consideration: $426,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 13 day of March, 2021,

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

and the grantee, ~~**German Hernandez**~~ , whose address is: 5313 Windypine Drive, Nashville, TN 37211
German Jonathan Hernandez, single man @

WITNESSETH: that for the sum of **Four Hundred Twenty Six Thousand Dollars and No Cents ($426,000.00)**

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: 5313 Windypine Drive, Nashville, TN 37211

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.

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: Shrieka Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Forsyth)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shrieka Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself or herself to be the Authorized Signatory of SPH Property Three, LLC, A Delaware Limited Liability Company, the within named bargainor, a limited liability company, and that he or she as such Authorized Signatory, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Signatory.

WITNESS my hand and official seal at office this 15th day of March, 2021.

LORRAINE PEREZ
NOTARY PUBLIC
My Commission Expires
04-11-2022
FORSYTH COUNTY, GEORGIA

_____

Notary Public

Lorraine Perez

Printed Name

My commission expires: 4-11-22

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of The Woodlands, Phase 2 of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to SPH Property Three, LLC, a Delaware Limited Liability Company by Warranty Deed from Avraham Avraham and Alina Avraham, husband and wife recorded on September 30, 2020 in 20200930-0112824 in the Register's Office of Davidson County, TN.

Parcel ID No: 172-03-0B-011.00-CO

For information purposes only: 5313 Windypine Drive, Nashville, TN 37211

Mail Tax Statements to:
5313 Windypine Drive
Nashville, TN 37211

New Owner's Address:
5313 Windypine Drive
Nashville, TN 37211

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Sumner)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $426,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

~~German Hernandez~~

This instrument was acknowledged before me on this day 1st, of April, 2021 ~~by German Hernandez.~~

Jennifer Russell
Notary Public

Jennifer Russell
Printed Name

Commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

