Karen Johnson Davidson County
Batch# 1017645 DEEDWARRSP
06/22/2023 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,032.30
20230622-0047293

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Lenders Title Company 8119 Isabella Lane, #104 Brentwood, TN 37027	Pino Properties LLC 5069 Mountain Springs Rd. Antioch, TN 37013-5698

Order Number: REO-126181-TN

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company**, for Two Hundred Seventy Nine Thousand Dollars and 00/100 ($279,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Pino Properties LLC, a Tennessee Limited Liability Company,** whose address is 5069 Mountain Springs Rd, Antioch, TN 37013-5698, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 13-A, Section 1, Zone Lot Division, Lot 13, Brentwood Meadows, of record in Book 6250, Page 294, Register's Office of said county, to which reference is hereby made for a more particular description.
Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 161 09 0 065.00
Street address of property: 415 Hill Road, Nashville, TN 37220

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No.

202107130094177 in the Register's Office, Davidson County, Tennessee.

Signed this 16 day of June, 2023.

Signature of Grantor:

Residential Home Buyer Nashville, LLC a Delaware Limited Liability Company

By _____

Name/Title Cassandra Swinney, Authorized Signer

STATE OF Arizona, COUNTY OF Maricopa, SS:

BE IT REMEMBERED That on this 16 day of June, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Cassandra Swinney in the capacity of Authorized Signer for Residential Home Buyer Nashville, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 161 09 0 065.00
Street address of property: 415 Hill Road, Nashville, TN 37220

Oath of Consideration

I or we, Cassandra Swinney, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $279,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 16 day of June, 2023

Signatures of Affiant(s):

Cassandra Swinney

Sworn and subscribed before me this 16 day of June, 2023

Notary Public

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

Tennessee Certification of Electronic Document

I, Keith H. Solomon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/16/2023 (date of document).

Affiant Signature

06/21/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023