This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-7583-TM

Karen Johnson Davidson County
Batch# 1375529 DEEDWARR
02/03/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260203-0007584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2026.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8-11-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
German Hernandez, Sr. and Isabell Rodriguez 5313 Windypine Drive Nashville, TN 37211	A&D Mortgage, LLC 899 West Cypress Creek Road Fort Lauderdale, FL 33309	172 03 0B 011.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **German Jonathan Hernandez, Jr., a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **German Hernandez, Sr., an unmarried man, and Isabell Rodriguez, an unmarried woman, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 German Jonathan Hernandez, single man, by Special Warranty Deed from SPH Property Three, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20210401-0043464, in the Register's Office of Davidson County, Tennessee, dated March 13, 2021, and recorded on April 01, 2021.

This is improved property located at: **5313 Windypine Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2026.

GRANTOR:

German Jonathan Hernandez, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared German Jonathan Hernandez, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of January, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **January 29, 2026**.

Affiant Signature

01/30/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 30, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY