2022-0152

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-01-26

(AFFIX SEAL)

JM-KW-22-121

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HVH Five Points, LLC	**NEW OWNER**	
(NAME)	(NAME)	
2555 Meridian Blvd.		**082-12-3C-001.00-CO** **082-12-3C-002.00-CO** **082-12-3C-003.00-CO** **082-12-3C-004.00-CO** **082-12-3C-005.00-CO** **082-12-3C-006.00-CO** **082-12-3C-007.00-CO** **082-12-3C-008.00-CO** **082-12-3C-900.00-CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MN9, LLC, A TENNESSE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HVH FIVE POINTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit(s) A, B, C, D, E, F, G, H and the common area of Homes at 121 Neill Avenue, a Horizontal Property Regime with Private Elements (merger of Homes at 119 Neill Avenue and 121 Neill Avenue) established by Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278 and Instrument No. 20210212-0020501, in the Register's Office for Davidson County, Tennessee, with said Unit(s) being depicted on the site plan attached as Exhibit B to the amendment in Instrument No. 20200422-0042278, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration, as amended.

Being a portion of the same property conveyed to MN9, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from JNBW Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220302-0023677, Register's Office for Davidson County, Tennessee, dated March 01, 2022 and recorded on March 02, 2022.

It being acknoweldged that Grantor was administratively dissolved effective August 9, 2022, such entity is now in the process of winding down and liquidating all assets, pursuant to Tenn. Code Ann. 48-249-601, *et seq*.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Chancery Court Book 2, Page 100 and Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278 and Instrument No. 20210212-0020501, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20220119-0007434, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Neill Ave, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 904402 DEEDWARR
08/17/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $6,752.50
20220817-0093191

202208170093191

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2022.

MN9, LLC

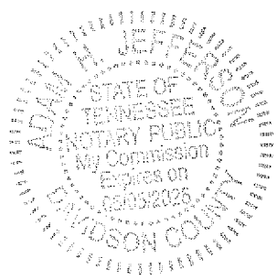
BY:_____
Matthew Davis
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of MN9, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 15 day of August, 2022.

K. Thomas Sidwell
Date: 8-15-22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of August, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY