Karen Johnson Davidson County
Batch# 954443 DEEDWARRSP
12/22/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20221222-0132112

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Adam Gage Roddy and Bethany Roddy 869 Preston Road Antioch, TN 37013	NEW OWNER 869 Preston Road Antioch, TN 37013	174 09 0B 031.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HVH Ventures, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Adam Gage Roddy and Bethany Roddy, husband and wife**, hereinafter called GRANTEE(S), their heirs and assigns, 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. 31, on the plan of Kingsport Phase 1, of record in Instrument No. 20171117-0118044 and corrected in Instrument No. 20171205-0123987, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to HVH Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20220411-0041899, in the Register's Office of Davidson County, Tennessee, dated April 08, 2022, and recorded on April 11, 2022.

This conveyance is subject to the following: (1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kingsport Phase 1, as recorded in Instrument No. 20171117-0118044 and Surveyor's Certificate of Correction recorded in Instrument No. 20171205-0123987; (2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0119160, as Supplemented in Instrument No. 20211012-0136698; (3)Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150323-0024588 and Instrument No. 20181105-0109460; (4)Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9539, Page 616; (5)Easement for Public Utility and Drainage, recorded in Instrument No. 20210120-0008746; (6)Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080130-0009570;(7) Articles of Organization for Green Trails, LLC is recorded in Instrument No. 20100730-0059902.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 869 Preston Road, Antioch, TN 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 21 day of December, 2022.

HVH Ventures, LLC, a Tennessee Limited Liability Company

BY: Kim Hicks
Kim Hicks
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Agent of HVH Ventures, LLC, the within named bargainor, a limited liability company, and that Kim Hicks as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Agent.

Witness my hand and seal, this 21 day of December, 2022.

Kimberly A Abate
Notary Public
My Commission Expires: 1-31-2026

KIMBERLY A. ABATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202212220132112

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 22 day of December, 2022.

K. Thomas Sidwell
Date: 12-22-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 22 day of December, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

