Karen Johnson Davidson County
Batch# 965855 DEEDWARRSP
01/30/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,066.45
20230130-0006939

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $558,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-27-26
(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).
Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company 2555 Meridian Blvd, Suite 330 Franklin, TN 37067	New Owner	126-16-0-B-001.00CO 126-16-0-B-002.00CO 126-16-0-B-003.00CO 126-16-0-B-004.00CO 126-16-0-B-005.00CO.

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, **Real Estate Solutions Group, 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 **Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4 & 5, RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS). as established by Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220303.0024486, as amended in Instrument No. 20220713-0080246, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to W. Brian Reames from Bank of America, N.A., a national banking association, by Warranty Deed dated 06/14/2010 of record in Instrument No. 20100615-0046553, and by Quitclaim Deed dated 06/14/2010 of record in Instrument No. 20100615-0046554, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Real Estate Solutions Group, LLC, a Tennessee limited liability company by Warranty Deed dated 04/30/2021 from W. Brian Reames of record in Instrument No. 20210805-0105176, Register's Office for Davidson County, Tennessee.

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 ☐ 6001, 6003, 6005, 6007, 6009 Mill Tree Court, Bellevue, TN 37221

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 successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Matters shown on boundary plats of record in Instrument No. 20011024-0115969 and Instrument No. 20051028-0130415, Register's Office for Davidson County, Tennessee. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Ridgecrest at Riverwalk of record in Instrument No. 20220303-0024486, as amended in Instrument No. 20220713-0080246, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for Riverwalk of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20210324-0038869, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502, Instrument No. 20220804-0088700, Register's Office for Davidson County, Tennessee. Charter of Ridgecrest at Riverwalk Owners Association of record in Instrument No. 20220308-0026260, Register's Office for Davidson County, Tennessee. Easements and rights granted to railroad of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee. TN Electric Power Co. Easements of record in Book 751, Page 375, Book 787, Page 7, Register's Office for Davidson County, Tennessee. TVA Easements of record in Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, Instrument No. 20060110-0003858, Register's Office for Davidson County, Tennessee. Declaration of Road and Utility Access Easements of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee. Easement Deed to US Sprint Communications of record in Instrument No. 20140114-0003778, as corrected in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee. Agreements for Dedication of Public Utilities Easements of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324. Instrument No. 20040817-0099486. Instrument No. 20221213-0129312 and Instrument No. 20221213-0129313, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 27th day of January, 2023.

Real Estate Solutions Group, LLC, a Tennessee
Limited Liability Company

BY: _____
Andre Jaeckle, as President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, of the state and county mentioned, personally appeared Andre Jaeckle, 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 president (or other officer authorized to execute the instrument) of Real Estate Solutions Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Franklin TN, this 27th day of January 2023.

_____
Notary Public
My Commission Expires: 04/03/2023

DIANE D. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

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 27 day of January, 2023.

K. Thomas Sidwell
Date: 1-27-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 27 day of January, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-27-26

