Karen Johnson Davidson County
Batch# 967272 DEEDWARRSP
02/03/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230203-0008173

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/25/23
(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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).
Anannya Nath and Tamal Das 873 Preston Rd. Antioch, TN 37013	NEW OWNER	174-09-0-B-032.00CO

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, **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 **Anannya Nath, a married woman**, 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. 32, on the FINAL PLAT, KINGSPORT, PHASE I, of record in Instrument No. 20171117-0118044, as corrected in Instrument No. 20171205-0123987, 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 Green Trails, LLC, a Tennessee limited liability company by Warranty Deed dated 08/15/2014 from Regent Land, LLC, a Tennessee limited liability company of record in Instrument No. 20140819-0075078, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HVH Ventures, LLC, a Tennessee limited liability company by Warranty Deed dated 04/08/2022 from Green Trails, LLC, a Tennessee limited liability company of record in Instrument No. 20220411-0041899, 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 ☒ 873 Preston Rd., 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.

Matters shown on plat of record in Instrument No. 20171117-0118044, as corrected in Instrument No. 20171205-0123987, Register's Office for Davidson County, Tennessee. DCCRs for Kingsport Estates of record in Instrument No. 20171120-0119160, as amended in Instrument No. 20211012-0136698, Register's Office for Davidson County, Tennessee. Charter of Kingsport Estates HOA of record in Instrument No. 20171120-0119159, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080130-0009570, Register's Office for Davidson County, Tennessee. Declarations of Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150323-0024588 and Instrument No. 20181105-0109460, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9539, Page 616, Register's Office for Davidson County, Tennessee. Grant of Overhead Line Easement of record in Instrument No. 20210120-0008746, Register's Office for Davidson County, Tennessee. Easement for flow of creek. NOC of record in Instrument No. 20230123-0005138, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 3 day of February, 2023.

HVH Ventures, LLC, a Tennessee Limited Liability Company

BY: _____
Kim Hicks, as authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, of the state and county 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 president (or other officer authorized to execute the instrument) of HVH Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

Witness my hand and seal, at office in Franklin Tn, this 3 day of February, 2023.

_____
Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 3 day of February, 2023.

K. Thomas Sidwell
Date: 2-3-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 3 day of February, 20___.

Notary Public
My Commission Expires: 1-21-26

