Karen Johnson Davidson County
Batch# 1041533 DEEDWARRSP
08/23/2023 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20230823-0065793

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
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).
Mallory Horton Paulk Trustee, of The MLH Revocable Trust, under agreement dated August 16,2023 6009 Mill Tree Ct. Nashville, TN 37221	NEW OWNER	126160B00500CO

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 Ridgecrest, 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 **Mallory Horton Paulk Trustee, of The MLH Revocable Trust, under agreement dated August 16,2023**, 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:

Land in Davidson County, Tennessee, being Unit No. 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 HVH Ridgecrest, LLC, a Tennessee limited liability company by QuitClaim Deed dated 06/15/2023 from Harpeth Valley Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20230616-0046170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed and By-Laws for Ridgecrest at Riverwalk, of record as Instrument No. 20051028-0130749, said Register's Office, as amended in Instrument No. 20210818-0111805 and 20220303-0024486.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-0121083, as amended by Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 200405060051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638 and corrected in Instrument No. 20210324-0038869, Instrument No. 20061103-0136691, and as Instrument No. 20061214-0154502, said Register's Office.
Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in an instrument of record in Book 513, page 396, said Register's Office.
Easement and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, said Register's Office.
Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of

Taking, of record in Book 4205, page 194, and Judgement of record in Book 4226, page 715, said Register's Office.
Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, said Register's Office.
Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315, in Book 7526, page 318, and in Book 7526, page 324, said Register's Office.
Matters shown on the P.U.D. Boundary plat of Riverwalk Community of record as Instrument No. 20011024-0115969, said Register's Office.
Declaration of Road and Utility Access Easements of record as Instrument No. 200107060072536, said Register's Office.
Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.
Easement for Public Utilities of record as Instrument No. 20040817-0099486, said Register's Office.
Transmission Line Easement of record as Instrument No. 20060110-0003858, said Register's Office.
Easement Deed by Court Order in Settlement of Landowner Action of record as Instrument No. 20140114-0003778, as corrected by Scrivener's Affidavit of record as Instrument No. 20140416-0031703, said Register's Office.

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 ☒ 6009 Mill Tree Ct., Nashville, 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.

Witness my/our hand(s) this 22nd day of August, 2023.

HVH Ridgecrest, LLC, a Tennessee limited liability company

By: _____
Kim Hicks, Authorized Agent

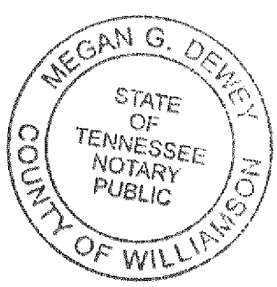
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Kim Hicks, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who proved herself to be the Authorized Agent of HVH Ridgecrest, LLC, a Tennessee limited liability company, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 22nd day of August, 2023.

_____
Notary Public

My Commission Expires: 7/31/26



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 22nd day of August, 2023

K. Thomas Sidwell
Date: 8-22-23

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 22nd day of August, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY